

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 1

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**5:30 PM**

#### COMMISSIONERS BRIEFING:

#### PRESENT:

Craig Galati - Chairman  
Richard Truesdell - Vice Chairman  
Michael Buckley  
Steven Evans  
Byron Goynes  
Laura McSwain  
Stephen Quinn

#### STAFF PRESENT:

Robert Genzer - Planning & Development Dept.  
John Koswan - Planning & Development Dept.  
Chris Glore - Planning & Development Dept.  
Joel McCulloch – Planning & Development Dept.  
Laura Martin - Planning & Development Dept.  
Kyle Walton - Planning & Development Dept.  
Daphnee Legarza - Public Works  
Rick Schroder - Public Works  
Bryan Scott - City Attorney's Office  
Angela Crolli – City Clerk's Office  
Linda Owens - City Clerk's Office

Joel McCulloch, Planning and Development Department, called the Briefing to order at 5:35 P.M.

#### Item No. A-1, A-0045-01(A):

Mr. McCulloch explained that the applicant requested that the item be held in abeyance to the 9/20/01 Planning Commission meeting.

#### Item No. B-2, GPA-0027-01 and B-3, Z-0046-01:

Mr. McCulloch indicated that the applicant requested that both items be held in abeyance to the 9/20/01 Planning Commission meeting to give him the opportunity to meet with Councilman Weekly to discuss the applications.

#### Item B-1, GPA-0033-99:

Chris Glore, Planning and Development, explained that this that staff recommends denial because it does not adhere to the West Las Vegas Plan. Staff found that at the time the parcel was purchased the park designation was already in place.

#### Item B-7, Z-0047-01(1):

Mr. McCulloch recommended that a condition be added requesting conformance to the Site Development Plan submitted on 8/22/01.

#### Item B-10, Z-0050-01(1):

Mr. McCulloch recommended that a condition be added requesting conformance to the Site Development Plan submitted on 8/22/01.

#### Item B-12, U-0045-01:

Mr. Glore stated that the applicant is working on securing a primary access on Jones Boulevard to alleviate staff's concerns. However, the social hall will be built before the church and staff might suggest a condition limiting access.

#### Item B-24, Z-0060-01 and Item B-25, U-0114.01:

Mr. Glore indicated that staff is recommending denial because the zoning will take the C-2 away from Las Vegas Boulevard, which staff believes appropriate for more density use. Staff is not concerned with tattoo parlors, but concerned about what other uses might come in if this is granted. Tattoo parlors are allowed in C-1 zone.

#### Item B-26, V-0061-01 and Item B-27, SD-0051-01:

Mr. Glore stated that staff is recommending denial of both items because there was no demonstration of any hardships. If approved, more landscaping should be provided to the south of the property.

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 2

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

#### COMMISSIONERS BRIEFING:

#### Item B-28, V-0063-01 and Item C-2, Z-0108-94(3):

Mr. McCulloch stated that the applicant needs additional time to revise their proposal. Therefore, he requested that these items be held in abeyance to the 9/20/01 Planning Commission meeting.

#### Item B-32, U-0016-01 and B-33, Z-0137-94(4):

Mr. McCulloch explained that the applicant requested that the items be held in abeyance to the 9/6/01 Planning Commission meeting so that he can hold a neighborhood meeting to resolve some issues. Staff granted the abeyance, however to the 9/20/01 Planning Commission meeting. The main issue is the ingress and egress. Staff feels there should be an access onto Torrey Pines Drive. Nevada Department of Transportation (NDOT) is contemplating a right-in/right-out on Rancho Drive. Commissioner Goynes noted that some of the residents asked that they be given the opportunity to express their concerns on this issue.

#### Item B-36, SD-0049-01:

Mr. McCulloch explained that staff's report indicates the Site Development Plan as final action. However, this would require a Special Use Permit, therefore it should come before the City Council. Mr. Gloré added that the policy that was set by the City Council required C-2 zoning to come before the City Council. The policy was that it should be more restrictive in the C-2 designation. Therefore, minor auto repairs require a Special Use Permit. Due to these facts, Chairman Galati recommended that the item be sent forward to the City Council.

#### Item B-14 through B-21, Iron Mountain Ranch:

Mr. McCulloch suggested that all the items be opened and discussed together.

#### Item C-1, SD-0045-01:

Daphne Legarza, Public Works Department, stated that the applicant want to only do half-street improvements in front of their property. However, staff feels that offsite improvements should be done on the entire parcel. A church south of this parcel provided full street improvements when it was built.

#### Item D-3, TA-0026-01 and Item D-4, TA-0027-01:

Mr. McCulloch requested that these items be stricken from the agenda.

**PLANNING COMMISSION**

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

**AGENDA & MINUTES**

Page 3

COUNCIL CHAMBERS • 400 STEWART AVENUE

**ITEM**

**ACTION**

**COMMISSIONERS BRIEFING:**

Commissioner Quinn brought forth an issue that convenience stores should be permitted to sell single cans. Deputy City Attorney Bryan Scott indicated that the City Council has the discretion on this issue. Chairman Galati pointed out that the issue is that a person would stand outside a convenience store and consume that single can. However, Commissioner Quinn replied that there is an ordinance to prohibit just that.

Mr. McCulloch adjourned the Briefing at 5:50 P.M.

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 4

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**6:00 PM**

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

#### CALL TO ORDER:

P.M., Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

#### ROLL CALL:

Craig Galati	Present
Chairman	
Richard Truesdell	Present
Vice Chairman	
Michael Buckley	Present
Steven Evans	Present
Byron Goynes	Present
Laura McSwain	Present
Stephen Quinn	Present

#### ANNOUNCEMENT:

Satisfaction of Open Meeting Law Requirements.

This meeting has been properly noticed and posted at the following locations:

Clark County Government Center,  
500 South Grand Central Parkway  
Senior Citizens Center,  
450 East Bonanza Road  
Clark County Courthouse,  
200 East Carson Avenue  
Court Clerk's Office Bulletin Board,  
City Hall Plaza  
City Hall Plaza, Special Outside Posting  
Bulletin Board

#### MINUTES:

Approval of the minutes of the July 26, 2001 Planning Commission meeting.

CHAIRMAN GALATI called the meeting to order at 6:00 P.M.

#### STAFF PRESENT:

Robert Genzer, Director,  
Planning and Development Department  
Chris Glore, Planning Supervisor,  
Planning and Development Department  
Joel McCulloch, Senior Planner,  
Planning and Development Department  
Laura Martin, Planner II,  
Planning and Development Department  
Kyle Walton, Senior Planner,  
Planning and Development Department  
Jody Donahue, Planning Technician,  
Planning and Development Department  
Daphnee Legarza, Project Engineer,  
Public Works  
Rick Schroder, Project Engineer,  
Public Works  
Bryan Scott, Deputy City Attorney,  
City Attorney's Office  
Angela Crolli, Deputy City Clerk,  
City Clerk's Office  
Linda Owens, Deputy City Clerk,  
City Clerk's Office

Mr. McCulloch announced this meeting is in compliance with the Open Meeting Law.

**Truesdell -  
APPROVED  
Unanimous**

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 5

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

#### ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

CHAIRMAN GALATI indicated the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

CHAIRMAN GALATI read the statement on the order of the items and limitations on persons wishing to be heard on an item.

CHAIRMAN GALATI noted the Rules of Conduct.

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 6

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**A.**

**CONSENT ITEMS:**

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

**A-1.**

**ABEYANCE - A-0045-01(A) - GLEN HICKEY**

Petition to Annex 0.5 acre of property generally located on the south side of Haley Avenue, approximately 160 feet west of Tenaya Way (APN: 125-22-203-002), Ward 6 (Mack).

**STAFF RECOMMENDATION:** APPROVAL

**NOTICES MAILED** N/A

**APPROVALS** 0

**PROTESTS** 0

CHAIRMAN GALATI stated the Consent items may be discussed if a Commission Member or Applicant so desires.

**Truesdell -**

**ABEYANCE TO SEPTEMBER 20 2001 PLANNING COMMISSION MEETING.**

**Unanimous**

JOEL McCULLOCH, Planning and Development, explained that is a request for an annexation for .5 acres on Haley Avenue and Tenaya Way. On August 15, 2001 the applicant requested that this item be held in abeyance until September 20, 2001.

**To be heard by the Planning Commission on September 20, 2001.**

(6:03 - 6:04) 1 - 85

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 7

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**A-2.**

**TM-0028-01 - CONCORDIA @ LONE MOUNTAIN WEST UNIT 4 - CONCORDIA HOMES OF NEVADA**

Request for a Tentative Map for 47 lots on the southwest corner of Cliff Shadows Parkway and Stange Avenue, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

*Planning and Development*

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

2. Street names must be provided in accord with the City's Street Naming Regulations.

3. All development is subject to the conditions of City departments and State Subdivision Statutes.

4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Truesdell -

**APPROVED ITEM NOS. A-2 THROUGH A-8, SUBJECT TO STAFF'S CONDITIONS.**

**Unanimous with Buckley abstaining on A-3 because his law firm represents the lender at Mountain Spa and A-7 because his law firm works for Pardee Construction Company**

CHAIRMAN GALATI stated this is a Consent item.

**This is final action.**

(6:20 - 6:21) 1 - 661)

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 8

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**TM-0028-01 - CONCORDIA @ LONE  
MOUNTAIN WEST UNIT 4 - CONCORDIA  
HOMES OF NEVADA**

**APPROVED**

Public Works

5. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

6. A Master Public Streetlight Plan shall be submitted and approved prior to the submittal of any construction drawings for this site.

7. Site development to comply with all previous conditions of approval for Zoning Reclassification Z-36-01, Z-36-01(1) and all subsequent site-related actions.

8. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 9

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**A-3.**

**TM-0029-01 - MOUNTAIN SPA - MOUNTAIN SPA RESORT DEVELOPMENT, LIMITED LIABILITY COMPANY**

Request for a Tentative Map for 20 lots on 497.75 acres generally located north of Grand Teton Drive, west of Rainbow Boulevard, R-PD3 (Residential Planned Development – 3 Units Per Acre) and C-1 (Limited Commercial) Zones, Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

*Planning and Development*

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

2. Street names must be provided in accord with the City's Street Naming Regulations.

3. All development is subject to the conditions of City departments and State Subdivision Statutes.

4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Truesdell -

**APPROVED ITEM NOS. A-2 THROUGH A-8, SUBJECT TO STAFF'S CONDITIONS.**

**Unanimous with Buckley abstaining on A-3 because his law firm represents the lender at Mountain Spa and A-7 because his law firm works for Pardee Construction Company**

CHAIRMAN GALATI stated this is a Consent item.

**This is final action.**

(6:20 - 6:21) 1 - 661)

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 10

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**TM-0029-01 - MOUNTAIN SPA - MOUNTAIN SPA RESORT DEVELOPMENT, LIMITED LIABILITY COMPANY**

**Public Works**

5. Construct half-street improvements on all perimeter public streets prior to or concurrent with the phased development of this development in accordance with DA-0001-91(1), or, construct such improvements as needed to provide local access to not-a-part parcels, as needed to provide access to onsite development sites or as required by the Master Traffic Impact Analysis, whichever may apply. All public sidewalk, if and where installed, shall be a minimum of five feet in width. All public street improvements shall be built to current public street standards unless an alternate street design/improvement plan, either temporary or permanent, is approved by the City Council. Construct interior private street/access drive improvements as needed for on-site development.

6. A master public sewer service plan for this site shall be submitted to and approved by the Department of Public Works prior to the recordation of a Final Map for this site. The service plan shall indicate how public sewer service will be provided to each development "pod" created by this subdivision; routing of a public sewer path through Parcel 2 and Parcel 3 will allow the abandonment of the existing public sewer path under the proposed rock wall landscaping. Provide on-site and off-site public sewer easements for all public sewers not located within public street rights-of-way.

7. The Master Drainage Plan and Technical Drainage Study for the overall Mountain Spa development shall be kept current with site-specific Drainage Plans/Studies being approved prior to recordation of each phase of development. All requirements imposed with the Master Drainage Plan and Technical Drainage Study and all subsequent site-specific Drainage Plans/Studies must be fulfilled prior to the recordation of a Final Map on this site unless written authorization is given by the Flood Control

APPROVED

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 11

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**TM-0029-01 - MOUNTAIN SPA - MOUNTAIN  
SPA RESORT DEVELOPMENT, LIMITED  
LIABILITY COMPANY**

**APPROVED**

Section of the Department of Public Works confirming the authorization to record the Final Map without specific compliance with Drainage Study requirements.

8. Site development to comply with all original conditions of approval for Z-75-91, all amended conditions of approval, all conditions of approval for all subsequent site-related actions, all terms of the Mountain Spa Development Agreement and as amended by DA-0001-91(1) and all recommendations of the Master Traffic Impact Analysis and Master Drainage Plan/Study along with all requirements of all subsequent updates to each approved Study and with all subsequent site-specific Studies. Approval of this Tentative Map shall not modify or eliminate any condition of approval previously imposed by the Planning Commission or the City Council on the development of this site.

9. The approval of all Public Works related improvements shown on this tentative map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. All deviations from adopted City Standards must receive approval from City Planning Engineer prior to the recordation of each Final Map or the approval of subdivision-related construction plans, whichever may occur first.

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 12

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**A-4.**

**A-0053-01(A) - MARK SHARP, ET AL**

Petition to Annex 5.08 acres of property generally located on the south side of Farm Road, 670 feet east of Grand Canyon Drive (APN: 125-18-701-003), Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Truesdell -

**APPROVED ITEM NOS. A-2 THROUGH A-8, SUBJECT TO STAFF'S CONDITIONS.**

**Unanimous with Buckley abstaining on A-3 because his law firm represents the lender at Mountain Spa and A-7 because his law firm works for Pardee Construction Company**

CHAIRMAN GALATI stated this is a Consent item.

**To be forwarded to the City Council in Ordinance form.**

(6:20 - 6:21) 1 - 661)

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 13

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**A-5.**

**A-0054-01(A) - UNIFIED CREDIT EQUIVALENT TRUST**

Petition to Annex 20.00 acres of property generally located on the northeast corner of Jones Boulevard and Horse Drive (APN: 125-12-202-001), Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Truesdell -

**APPROVED ITEM NOS. A-2 THROUGH A-8, SUBJECT TO STAFF'S CONDITIONS.**

**Unanimous with Buckley abstaining on A-3 because his law firm represents the lender at Mountain Spa and A-7 because his law firm works for Pardee Construction Company**

CHAIRMAN GALATI stated this is a Consent item.

**To be forwarded to the City Council in Ordinance form.**

(6:20 - 6:21) 1 - 661)

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 14

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**A-6.**

**A-0055-01(A) - REGINALD D. & ALFRIEDA S. SCOTT**

Petition to Annex 5.00 acres of property generally located on the north side of Deer Springs Way, approximately 660 feet west of Fort Apache Road (APN: 125-16-601-015), Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Truesdell -

**APPROVED ITEM NOS. A-2 THROUGH A-8, SUBJECT TO STAFF'S CONDITIONS.**

**Unanimous with Buckley abstaining on A-3 because his law firm represents the lender at Mountain Spa and A-7 because his law firm works for Pardee Construction Company**

CHAIRMAN GALATI stated this is a Consent item.

**To be forwarded to the City Council in Ordinance form.**

(6:20 - 6:21) 1 - 661)

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 15

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**A-7.**

**A-0056-01(A) - PARDEE CONSTRUCTION COMPANY**

Petition to Annex 2.50 acres of property generally located on the south side of Elkhorn Road, approximately 700 feet east of Grand Canyon Drive (APN: 125-19-501-003), Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Truesdell -

**APPROVED ITEM NOS. A-2 THROUGH A-8, SUBJECT TO STAFF'S CONDITIONS.**

**Unanimous with Buckley abstaining on A-3 because his law firm represents the lender at Mountain Spa and A-7 because his law firm works for Pardee Construction Company**

CHAIRMAN GALATI stated this is a Consent item.

**To be forwarded to the City Council in Ordinance form.**

(6:20 - 6:21) 1 - 661)

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 16

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**A-8.**

**A-0057-01(A) - PERMA-BILT**

Petition to Annex 5.00 acres of property generally located on the north side of Severance Lane, approximately 330 feet west of Tee Pee Lane (APN: 125-18-701-007 and 008), Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Truesdell -

**APPROVED ITEM NOS. A-2 THROUGH A-8, SUBJECT TO STAFF'S CONDITIONS.**

**Unanimous with Buckley abstaining on A-3 because his law firm represents the lender at Mountain Spa and A-7 because his law firm works for Pardee Construction Company**

CHAIRMAN GALATI stated this is a Consent item.

**To be forwarded to the City Council in Ordinance form.**

(6:20 - 6:21) 1 - 661)

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 17

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**B.**

#### PUBLIC HEARING ITEMS:

**B-1.**

#### ABEYANCE - RENOTIFICATION - GPA-0033-99 - NADER-NOOROZIAN

Request to Amend a portion of the West Las Vegas Plan FROM: P (Park/School) TO: SC (Service Commercial) on 0.27 acre on the southwest corner of Owens Avenue and "H" Street (APN: 139-27-110-001 and 004), Ward 5 (Weekly).

NOTICES MAILED 110

APPROVALS 0 (Speaker)

PROTESTS 0 [08/23/01 PC]  
1 [10/21/99 PC]

STAFF RECOMMENDATION: DENIAL.

**Goynes**

**DENIED**

**Unanimous**

KYLE WALTON, Planning & Development Department, explained that the West Las Vegas Land Use has a park that runs on the south side of Owens Avenue to 8<sup>th</sup> Street. This parcel is one of the parcels that is shown on the land use plan as part of that linear park that is planned on the land use plan. There is already in place a first phase of the park in place. The land use plan shows that this park will continue through this parcel. Therefore, staff recommended denial.

DENNIS RUSKARCH, Architect, 3960 Patrick Lane, #203, appeared on behalf of the applicant and stated that they have been struggling with this particular parcel for three years. He stated that the City has no plans at this time to convert this particular piece of property into a park, as well as plans to widen Owens Avenue in the distant future. The owner is willing to sell or trade the property to the City if they want to build a park. The owner would like to develop the property into a small convenience store to service the area.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19<sup>th</sup> Street, stated that another convenience store already exists in this particular area.

JILL LINDSEY, 623 Harrison Avenue, stated that her home is across from the property in question. She prefers that a park be built in this area.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER GOYNES pointed out that this particular area is already inundated with convenience stores. In fact, COUNCILMAN WEEKLY, who represents this area, has worked diligently for the past six months to clean-up problems found in the existing convenience stores. Therefore, he recommended denial.

COMMISSIONER BUCKELY stated that he does not believe a convenience store belongs at this location. However, he believes that the City cannot zone a park and never build one. Some type of use should go at this location if the City is not going to build a park.

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 18

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

ABEYANCE - RENOTIFICATION - GPA-  
0033-99 - NADER-NOOROZIAN

Mr. RUSKARCH reiterated that his client would be glad to trade another piece of property with the City. He does agree that a park would be the best use for this property, but the City has no intention of building a park in the near future. His client is being denied the opportunity to develop his property, and he is paying taxes on an empty piece of property.

DEPUTY CITY ATTORNEY BRYAN SCOTT asked Planning staff whether this particular piece of property was zoned for park use prior to the time the applicant purchased the property. CHRIS GLORE, Planning & Development Department, replied that information from the Clark County Assessor's Office indicates that when the current property owner purchased it, the General Plan designation that is in place today was in place at that time. During this time the City has not initiated any changes.

CHAIRMAN GALATI discussed with MR. RUSKARCH that maybe there is an opportunity for him to meet with Planning staff to see whether there is anything else that might be palatable to that site, and possibly see whether there is the opportunity for a trade as suggested. COMMISSIONER GOYNES added that this might be a good opportunity for MR. RUSKARCH to have his client meet with COUNCILMAN WEEKLY and meet with the area residents to get their input as what they wish for that property. MR. RUSKARCH replied that he had a meeting with the entire neighborhood, where they expressed a desire for a park. However, it is not fair to deny his client the right to develop his property while the City takes its time to acquire it for a park.

CHAIRMAN GALATI concluded that this item would go forward to the City Council and maybe initiate a dialogue with the Councilman's office and MR. RUSKARCH's client.

There was no further discussion.

**To be heard by the City Council on October 3, 2001.**

(6:21 - 6:30) 1 - 693

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 19

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**B-2.**

**ABEYANCE - GPA-0027-01 - ARC INVESTMENTS, INC.**

Request to Amend a portion of the West Las Vegas Plan FROM: M (Medium Density Residential) TO: SC (Service Commercial) on 0.15 acre on the east side of "F" Street adjacent to Interstate-15 (APN: 139-27-310-056), Ward 5 (Weekly).

NOTICES MAILED 84 [Mailed with Z-0046-01]

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: DENIAL.

**Truesdell -  
ABEYANCE TO SEPTEMBER 20 2001 PLANNING  
COMMISSION MEETING.**

**Unanimous**

JOEL McCULLOCH, Planning and Development, stated that on August 17, 2001 the applicant requested that this item be held in abeyance until September 20, 2001 in order that he can meet with the Councilman who represents this area.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

There was no further discussion.

**To be heard by the Planning Commission on September 20, 2001.**

(6:04 - 6:05) 1 - 91

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 20

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**B-3.**

**ABEYANCE - Z-0046-01 - ARC INVESTMENTS, INC.**

Request for a Rezoning FROM: R-4 (High Density Residential) TO: C-1 (Limited Commercial) on 0.15 acre on the east side of "F" Street adjacent to Interstate-15 (APN: 139-27-310-056), Ward 5 (Weekly).

NOTICES MAILED 84 [Mailed with GPA-0027-01] [07/26/01]

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. This request shall be amended to O (Office).

2. A Resolution of Intent with a two-year time limit.

3. A Site Development Plan Review application shall be approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. A Reversionary Map for reverting the underlying parcels to acreage shall be recorded prior to the issuance of any building or grading permits for this site.

5. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with construction of this site.

**Truesdell - ABEYANCE TO SEPTEMBER 20 2001 PLANNING COMMISSION MEETING.**

**Unanimous**

JOEL McCULLOCH, Planning and Development, stated that on August 17, 2001 the applicant requested that this item be held in abeyance until September 20, 2001 in order that he can meet with the Councilman who represents this area.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

There was no further discussion.

**To be heard by the Planning Commission on September 20, 2001.**

(6:04 - 6:05) 1 - 91

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 21

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**ABEYANCE - Z-0046-01 - ARC INVESTMENTS, INC.**

6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

**ABEYANCE TO SEPTEMBER 20 2001 PLANNING COMMISSION MEETING.**

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 22

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**B-4.**

#### **ABEYANCE - RENOTIFICATION - Z-0054-01** **- CITY OF LAS VEGAS**

Request for a Rezoning FROM: U (Undeveloped) [TC (Town Center) General Plan Designation], U (Undeveloped) under Resolution of Intent to C-V (Civic), and U (Undeveloped) [PF (Public Facility) General Plan Designation] TO: C-V (Civic) on the northwest corner of the intersection of Buffalo Drive and Rome Boulevard (APN: 125-21-501-002, 125-21-601-002, and 125-21-701-005), PROPOSED USE: PARK, Ward 6 (Mack).

NOTICES MAILED 1165 [Mailed with Z-0054-01(1)]

APPROVALS 0  
2 [Speakers at meeting]

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

#### Planning and Development

1. The City Council shall approve a General Plan Amendment (GPA-0025-01) to Amend (GPA-0025-01) the City of Las Vegas General Plan to allow parks within the PF (Public Facilities) land use category.

2. A Resolution of Intent with a two-year time limit.

3. A Site Development Plan Review application shall be approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

#### Public Works

4. Coordinate the proposed alignment of Deer Springs Road with City of Las Vegas Department of Public Works and the Bureau of Land Management (BLM). Appropriate Master Plan of Streets and Highways amendment and dedication may be required.

**Truesdell -**  
**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**  
**Unanimous**

COMMISSIONER GALATI disclosed that his mother owns a house within the notification area, but does not believe that that would create a conflict for his to vote on this item.

LAURA MARTIN, Planning & Development Department, stated that the southernmost parcel is designated as a part of Town Center and is proposed to be rezoned to TC. The land use designation of Public Facility Town Center (PFTC) will allow for the park use. She noted that on August 1<sup>st</sup>, 2001 the City Council approved the rezoning to Town Center on a triangular 1.02-acre section of this southernmost parcel and it is not a part of this rezoning request. On July 26, 2001 the Planning Commission recommended approval to amend the City of Las Vegas General Plan to allow parks within the Public Facility Land Use category. The request of CV Zoning will be consistent with the PF and PR designation, which are public facilities, parks and recreation. Staff finds the proposed CV Zoning for the northernmost two parcels in the TC Zoning for the southernmost parcel will be compatible with the adjacent residential commercial uses and zoning districts. This will allow development of a City park on the site, providing recreational facilities that would be a benefit for the City, as well as the Valley as a whole. Staff recommended approval.

DAVID ROARK, Manager, Real Estate and Asset Management, appeared on behalf of the City. This is an excellent park plan and phase one will begin next year. The City is certain that it will be able to acquire funding for this park. He concurred with staff's conditions.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared in support of the project and asked the estimated time of when the entire facility would be completed. MR. ROARK replied that the timing is due to the City Council approving funding for the remainder of the phases. Phases two and three have been included in the current CIP. The theater and library will be built with regional-type funding to be worked out with the County. The estimated phase three will be completed within the next four years.

LOUISE RUSKAMP, 8500 Log Cabin Way, stated that the community in this area is thrilled to have this park. They have been waiting for something like this for a long time.

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 23

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**ABEYANCE - RENOTIFICATION - Z-0054-01**  
**- CITY OF LAS VEGAS**

5. Coordinate with the Clark County School District regarding the location of roadways, if any, adjacent to the future school site northwest of this site. Appropriate dedications and construction may be required.

6. Construct half-street improvements including appropriate overpaving on Buffalo Drive and Elkhorn Road adjacent to this site and full-width street improvements on Deer Springs Road concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

7. A Traffic Impact Analysis or other information acceptable to the Traffic Engineering Department must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER TRUESDEL referred to the lights being turned off at 10:00 p.m. He asked how many of the City parks have late night services to accommodate events such as adult soccer leagues. MR. ROARK replied that most of the City parks have curfew hours. In fact, the Marshall's Office locks the gates in some of these parks. However, the Deer Springs Park, because of the high traffic expected there after Phase 4 and 5 are built, a special request would have to be obtained to have lighting past 10:00 p.m.

COMMISSIONER BUCKLEY indicated that the lighting within this park would be a great site for cell towers. MR. ROARK pointed out that Phase one needs to be started, carefully choose the design, and the aesthetics before anything goes in there.

JOEL McCULLOCH, Planning & Development Department, clarified that the southern 37 acres of this property will actually be rezoned TC with the PF designation in the Town Center Plan. Since this is an equivalent designation to the CV, it does not need to be renoticed.

**To be heard by the City Council on September 19, 2001.**

(6:30 - 6:41) 1 - 1012

**PLANNING COMMISSION**

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

**AGENDA & MINUTES**

Page 24

COUNCIL CHAMBERS • 400 STEWART AVENUE

**ITEM**

**ACTION**

granted prior to the issuance of

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 25

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**ABEYANCE - RENOTIFICATION - Z-0054-01**  
**- CITY OF LAS VEGAS**

permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

8. A Drainage Plan and Technical Drainage Study or other information acceptable to the Flood Control Section of Public Works must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study.

APPROVED

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 26

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**B-5.**

#### **ABEYANCE - RENOTIFICATION - Z-0054-01(1) - CITY OF LAS VEGAS**

Request for a Site Development Plan Review FOR A PROPOSED PARK, LIBRARY, LEISURE SERVICES CENTER AND NEIGHBORHOOD PARK on 97.5 acres on the northwest corner of the intersection of Buffalo Drive and Rome Boulevard (APN: 125-21-501-002, 125-21-601-002 and 125-21-701-005), Ward 6 (Mack).

NOTICES MAILED 1165 [Mailed with Z-0054-01]

APPROVALS 0  
2 [Speakers at meeting]

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

#### Planning and Development

1. The lighting of the two soccer fields and twelve volleyball courts shall not extend past 10:00 PM.
2. The City Council shall approve a Rezoning (Z-0054-01) to a C-V (Civic) Zoning District.
3. All other subsequent Site Development Plan Reviews shall be considered as Non-Public Hearings.
4. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
5. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

**Truesdell -  
APPROVED, SUBJECT TO STAFF'S CONDITIONS.  
Unanimous**

COMMISSIONER GALATI disclosed that his mother owns a house within the notification area, but does not believe that that would create a conflict for his to vote on this item.

LAURA MARTIN, Planning & Development Department, indicated that the proposed Deer Springs Park will include a leisure services center, outdoor amphitheater, library branch, soccer fields, volleyball and tennis courts, multi-use turf areas, group picnics complexes with covered table areas, tot lot play areas, restroom facilities, and concession buildings. A meandering trail system is depicted connecting on-site facilities. The Deer Springs Park facility will be built in a total of five phases over the next 20 years. Staff finds that the site plan depicts an orderly arrangement of recreational facilities, buildings, parking, vehicle driveways and access point. The proposed parking areas are depicted in a manner to provide access to the facilities in the north and south sides of the park, and appear to provide maximum accessibility for park users without interfering with the natural land form areas and proposed recreational facilities. Landscaping is depicted along the side perimeters including meandering planters of minimum 15 feet in width along the Buffalo Drive and Elkhorn Road street frontages. Parking lot landscaping will also be provided. The submitted plan did not provide a lighting plan, but depict two soccer fields and 12 volleyball courts to be lighted. Staff recommended a condition regarding limitations for the lighting of the soccer fields and volleyball courts not to extend 10:00 p.m. to enhance compatibility between this project and the adjacent residential uses. Staff recommended approval.

DAVID ROARK, Manager, Real Estate and Asset Management, appeared on behalf of the City.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

There was no further discussion.

NOTE: See B-5 and B-6 for related discussion,

**To be heard by the City Council on September 19, 2001.  
(6:30 - 6:41) 1 - 1012**

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 27

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**ABEYANCE - RENOTIFICATION - Z-0054-01(1) - CITY OF LAS VEGAS**

**APPROVED**

7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting.

9. All exterior lighting shall meet the standards of LVMC section 19A.08.060(C).

10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.

12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

13. All City Code requirements and design standards of all City departments must be satisfied.

**Public Works**

14. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

AGENDA & MINUTES

Page 28

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**ABEYANCE - RENOTIFICATION - Z-0054-01(1) - CITY OF LAS VEGAS**

15. Site development to comply with all applicable conditions of approval for Z-54-01 and all other site-related actions.

APPROVED

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 29

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**B-6.**

**ABEYANCE - Z-0047-01 - TORREY PINES TRUST ON BEHALF OF R.L. HOMES, LIMITED LIABILITY COMPANY**

Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD5 (Residential Planned Development - 5 Units Per Acre) on 8.58 acres on the southeast corner of the intersection of Torrey Pines Drive and La Madre Way (APN: 125-35-801-001), PROPOSED USE: SINGLE FAMILY RESIDENTIAL, Ward 6 (Mack).

NOTICES MAILED 611[Mailed with Z-0047-01(1)]

APPROVALS 0

PROTESTS 2 [within Notification 7/26/01 PC]  
1 [Speaker at Meeting]

STAFF RECOMMENDATION: APPROVAL, subject to:

[Planning and Development](#)

1. A Resolution of Intent with a two-year time limit.

2. A Site Development Plan Review application shall be approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

[Public Works](#)

3. Construct half-street improvements on La Madre Way and all incomplete half-street improvements on Torrey Pines Drive adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

4. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for

**McSwain -  
APPROVED, SUBJECT TO STAFF'S CONDITIONS  
Unanimous**

LAURA MARTIN, Planning & Development Department, explained that the request to R-PD5 is consistent with the low density residential General Plan designation. Staff finds the proposed residential development with this rezoning request would result in a maximum density of 5.49 units per acre, a lower residential density on the subject site than the allowable maximum density of 6.7 units per acre within the surrounding R-1. This rezoning would allow development of single-family uses that are density comparable to the existing residential development surrounding the site. Therefore, staff recommended approval.

BRENT PARISH, WRG Design, 2260 Corporate Circle, Henderson, appeared on behalf of the applicant. MR. PARISH stated that he met with the surrounding neighbors and a reconfiguration of the open space was provided to meet staff's requirement. The neighbors are now pleased with the revision.

CHAIRMAN GALATI declared the Public Hearing open.

KEVIN KRANK, 6236 La Madre Way, stated that the residents met with MR. PARISH and they no longer oppose the proposed project.

COMMISSIONER McSWAIN complimented the developer for his efforts in listening to the neighbors and accommodating their requests.

JOEL McCULLOCH, Planning & Development Department, recommended that a condition be added to Item B-7 [Z-0047-01(1)] that the site plan shall conform to the Site Development Plan submitted on 8/22/01.

NOTE: See Item B-7 for additional discussion.

**To be heard by the City Council on October 3, 2001.**

(6:41 - 6:47) 1 - 1411

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 30

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**ABEYANCE - Z-0047-01 - TORREY PINES  
TRUST ON BEHALF OF R.L. HOMES, LIMITED  
LIABILITY COMPANY**

construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

APPROVED

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 31

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**ABEYANCE - Z-0047-01 - TORREY PINES  
TRUST ON BEHALF OF R.L. HOMES, LIMITED  
LIABILITY COMPANY**

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or recordation of a Final Map for this site, whichever may occur first, if allowed by the City Engineer.

APPROVED

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 32

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**B-7.**

**ABEYANCE - Z-0047-01(1) - TORREY PINES TRUST ON BEHALF OF R.L. HOMES, LIMITED LIABILITY COMPANY**

Request for a Site Development Plan Review FOR A PROPOSED 47-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 8.58 acres on the southeast corner of the intersection of Torrey Pines Drive and La Madre Way (APN: 125-35-801-001), R-E (Residence Estates) Zone [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 6 (Mack).

NOTICES MAILED 611 [Mailed with Z-0047-01]

APPROVALS 0

PROTESTS 1 [Within Notification 7/26/01 PC]  
1 [Speaker at Meeting]

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The site plan shall be revised to depict an enlarged common open space area, in compliance with Title 19A.06.040.

2. The City Council shall approve a Rezoning (Z-0047-01) to an R-PD5 (Residential Planned Development –5 Units per Acre) Zoning District.

3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

4. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

5. The setbacks for this development shall be 20 feet in the front, five feet on the side, 10 feet on a corner side yard, and 15 feet in the rear.

McSwain -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS AND AMENDING CONDITION #1 THAT THE SITE PLAN SHALL BE IN CONFORMANCE TO THE SITE DEVELOPMENT PLAN SUBMITTED ON AUGUST 22, 2001.**

**Unanimous**

LAURA MARTIN, Planning & Development Department, stated that the applicant justification letters indicated that the proposed project, Avellino Estates, will be developed as a private gated single-family community, which will consist of 47 lots with an open space park in the center of the development. The proposed development will consist of typical lot sizes of 5,000 square feet. All homes are to be single stories constructed with stucco exterior with tile roofs. Access to the site will be via one gated entrance off of Torrey Pines Drive. A gated emergency exist is provided to La Madre Way, at the northeast end of the site. All proposed lots will be accessed from 39 foot-wide private streets. Five-foot landscape planters are provided along both Torrey Pines Drive and La Madre Way. Staff find this proposed development within an R-PD zone requires 33,786 square feet of common space. Staff noted that the applicant submitted a revised site plan that indicates 33,790 of open space, which means the meets the open space requirement. Therefore, Condition #1 is no longer required. Staff recommended approval.

BRENT PARISH, WRG Design, 2260 Corporate Circle, Henderson, appeared on behalf of the applicant.

CHAIRMAN GALATI declared the Public Hearing open.

AIRMAN GALATI declared the Public Hearing closed.

There was no further discussion.

NOTE: See Item B-6 for additional discussion.

**To be heard by the City Council on October 3, 2001.**

(6:41 - 6:47) 1 - 1411

**PLANNING COMMISSION**

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

**AGENDA & MINUTES**

Page 33

COUNCIL CHAMBERS • 400 STEWART AVENUE

**ITEM**

**ACTION**

--	--	--

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 34

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**ABEYANCE - Z-0047-01(1) - TORREY PINES TRUST ON BEHALF OF R.L. HOMES, LIMITED LIABILITY COMPANY**

APPROVED

6. Streetscape landscaping shall meet the requirements of the Las Vegas Urban Design Guidelines and Standards in regards to tree and shrub size (minimum 24-inch box trees and 5-gallon shrubs), and all trees provided within the open space area to be minimum 24-inch box trees.

7. The applicant shall have constructed a six-foot high decorative block wall, with at least 20 percent contrasting materials, along the street frontages. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.

9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

10. All City Code requirements and design standards of all City departments must be satisfied.

**Public Works**

11. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, onsite circulation and parking layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated entry drives shall comply with Standard Drawing #222A.

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 35

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**ABEYANCE - Z-0047-01(1) - TORREY PINES  
TRUST ON BEHALF OF R.L. HOMES, LIMITED  
LIABILITY COMPANY**

**APPROVED**

12. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

13. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections. The CC&R's for the Homeowner's Association shall be submitted to and approved by the City Attorney's Office.

14. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-47-01, and all other subsequent site-related actions.

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

AGENDA & MINUTES

Page 36

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

B-8.

**ABEYANCE - Z-0050-01 - SHEARING FAMILY TRUST, ET AL ON BEHALF OF KB HOME NEVADA, INC.**

Request for a Rezoning FROM: U (Undeveloped) [DR (Desert Rural Density Residential) General Plan Designation] TO: R-PD2 (Residential Planned Development - 2 Units Per Acre) on approximately 52.5 acres on the northeast corner of the intersection of Alexander Road and Fort Apache Road (APN: 138-05-301-034, 138-05-401-001, 003, 004, 005, 006, 012, 013, 014, 015, 019, 020, 021, 022, 024, 025, 026, 027, and 028), PROPOSED USE: SINGLE FAMILY RESIDENTIAL, Ward 4 (Brown).

NOTICES MAILED 507 [Mailed with V-0055-01 and Z-0050(1)]

APPROVALS 0

PROTESTS 0  
7 [Speakers at Meeting]

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. The overall residential density is limited to a maximum of 2.00 dwelling units per acre.
3. A Site Development Plan Review application shall be approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Appropriate petition of vacation applications shall be submitted to the City and Clark County for the easterly and westerly portions of public rights-of-way for Dapple Gray Road. Both Orders of Vacation within the City and County shall record prior to the recordation of a Final Map overlying the area to be vacated.

Truesdell -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS AND AMENDING CONDITION # 5 BY ADDING OR 60 FEET ON HICKAM AVENUE WEST OF CAMPBELL ROAD AND AMENDING CONDITION #6 BY ADDING CONSTRUCT HALF-STREET OR FULL-STREET IMPROVEMENTS AS APPROPRIATE.**

**Motion carried with Buckley abstaining because his law firm represents KB Homes and McSwain abstaining because she performed work for KB Homes**

JOEL McCULLOCH, Planning and Development, stated that the request for rezoning to R-PD2 (Residential Planned Development) two units per acre conforms to the General Plan designation of DR (Desert Rural), which allows up to two dwelling units per acre. Further, this request can be compatible with adjacent development of R-PD2 to the east and serve as a buffer between the higher density development to the south and the very low-density development to the north. Staff recommended a condition that limits this request to a maximum of 2.0 dwelling units per acre. Staff recommended approval.

BOBBY LEWIS, Carter & Burgess, 6655 Bermuda Road, explained that this item was held in abeyance so that a neighborhood meeting could be held. In fact, a meeting was held on August 15, 200 where the residents gave valuable input as to the design of the site. MR. LEWIS outlined some of the revisions made to the plan as a result of that meeting. Hickam Avenue will not be closed and would run straight through. Homeowners along Hickam Avenue expressed concerns about the drainage. However, those concerns have been addressed. Only a small amount of drainage will come off the individual cul-de-sacs onto Hickam Avenue. The traffic study was already submitted to the City, and the drainage study has been prepared and will also be submitted to the City.

Another concern from the residents was the lack of fire hydrants along Hickam Avenue. This development will provide and meet City Standards relating to fire hydrants. Fort Apache Road, Hickam Avenue and a small portion of Campbell Road will be improved. The residents do not want any streetlights along the major streets. The developer will provide improvements as required by City requirements. Conduits will be put in, and MR. LEWIS indicated that he would leave the decision of providing streetlights up to the Planning Commission and City Council.

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 37

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**ABEYANCE - Z-0050-01 - SHEARING  
FAMILY TRUST, ET AL ON BEHALF OF KB  
HOME NEVADA, INC.**

5. Dedicate 50 feet of right-of-way adjacent to this site for Alexander Road, 50 feet for Fort Apache Road, 30 feet on Campbell Road north of Hickam Avenue, 30 feet on Hickam Avenue west of Campbell Road, a 54 foot radius on the northeast corner of Alexander Road and Fort Apache Road, an additional 10 foot radius for a total radius of 25 foot on the southeast corner of Fort Apache Road and Hickam Avenue, and an appropriate radius for the southeast corner of Hickam Avenue and Campbell Road prior to the issuance of any permits.

6. Construct half-street improvements including appropriate overpaving, if legally able, on Alexander Road, Fort Apache Road, Campbell Road and Hickam Avenue adjacent to this site concurrent with development of this site. Also, extend a minimum of two lanes of paving on the south side of Hickam across APN#138-05-401-002 concurrent with development of this site.

7. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sewer in Alexander Road to the western edge of this site and to extend sewer in Hickam Avenue from Julian Road to the western edge of this site to locations and depths acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits or the recordation of a Final Map for this site. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

8. A Master Streetlight plan for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.

The density for this particular development is two per unit, which is allowed by the R-PD2 requirements. Upon meeting with Planning Director and his staff it was determined that 15,000 was really the minimum requirements. The open space has been increased. The Variance is justified because the developer wants the ability to add private open space on the individual lots. The single and two story homes average between 2700 to 4000 square feet starting at \$300,000.

COMMISSIONER QUINN disclosed that Carter & Burgess has done work for his firm, but they are not under contract at the present time. Therefore, he felt comfortable voting on this matter.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19<sup>th</sup> Street, stated that he does not support gated communities.

MIKE STEVENS, 8545 Verde Way, expressed concern about closing half section line streets because traffic will be diverted onto other streets. He also expressed a concern about the lot sizes. Residents have continually fought to maintain lots sizes of 20,000 square feet. A precedent is being set for other developers. COUNCILMEN BROWN and MACK have worked very hard with the area residents to maintain a rural lifestyle. MR. STEVENS commended the applicant for coming back with another map and trying to present something that would be acceptable to the residents. However, the project is not compatible with the lifestyle of this area.

COMMISSIONER GALATI discussed with MR. STEVENS that the developer is giving up some of their land in order to make a park within that community. If they were to delete that park and take all the square footage from that park and allocate it back to the properties, it would pick up the square footage amount. MR. STEVENS replied that he rather see that land applied to lot sizes and not the park because they already exist in this area.

LINDA FIONDA, 9390 West Helena Avenue, appeared on behalf of the Northwest Citizens Association and stated her concern regarding the closure of Hickam Avenue. There are homes that face Hickam Avenue. She suggested that the subdivision be developed similar to others found in this area that have four houses on a cul-de-sac facing the street. She would rather see lots of at least 18,000 square feet.

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 38

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**ABEYANCE - Z-0050-01 - SHEARING  
FAMILY TRUST, ET AL ON BEHALF OF KB  
HOME NEVADA, INC.**

9. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, or the recordation of a Final Map for this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

By eliminating three or four homes would bring the lots closer to 18,000 square feet. She reiterated that Hickam Avenue remains open and that no streetlights and sidewalk be installed on Forth Apache Road and Hickam Avenue.

LOREN PRIBYL, 9060 Hickam Avenue, indicated that water from the detention basin currently comes down Alexander Road in front of his house. Until the developer comes up with a suitable plan to mitigate this problem, he would oppose the project.

RICARDO LAUREANO, 9040 Hickam Avenue, agreed with MR. PRIBYL's comments. He is also concerned that Hickam Avenue will generate traffic once it is opened and paved. He would appreciate if the developer would increase the lot sizes. He supports the open spaces within the development, especially if the area residents are able to use it as well.

LOUISE RUSKAMP, 8500 Log Cabin Way, asked for clarification on the total amount of open space and where it will be added. Regardless of larger lots, there is not enough space for kids to practice soccer or baseball. This amenity is vital to communities throughout Las Vegas. In fact, one of the City Council's main priorities is to increase the amount of open space in the City. This would be a way to achieve that goal

TOM TURNER, 1905 Soaring Court, appeared on behalf of his partner, JOHN COSKEY, and stated his issue is the drainage. He is concerned about the water coming onto Fort Apache Road and turning the corner into his property. He does not object to the closure of Hickam Avenue.

SCOTT WONDERS, Carter & Burgess, Project Manager, stated that he realizes the residents concerns regarding the drainage and that he will be working with staff throughout the drainage study process to help mitigate those concerns. In fact, the storm drain project near Alexander Road would probably mitigate the water flow.

CHAIRMAN GALATI declared the Public Hearing closed.

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 39

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**ABEYANCE - Z-0050-01 - SHEARING  
FAMILY TRUST, ET AL ON BEHALF OF KB  
HOME NEVADA, INC.**

10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or recordation of a Final Map whichever may occur first, if allowed by the Planning Engineer.

As per COMMISSIONER GALATI's request MR. LEWIS clarified that Campbell Road is a minor collector street and it will not be closed. The open space amenity is along Alexander Road. It is a continuation of an existing trail system that was once started by the America West development. It will be continued with the same meandering trail system that is found along Alexander. The remainder of open space is landscaped with additional trees, shrubs and ground cover for the entire development. This would be along Fort Apache Road, Hickam Avenue, and a short area along Campbell Road.

Even though the City's desire is to provide additional parks in this particular area, COMMISSIONER TRUESDELL indicated that a half-acre internal pocket park would not provide a soccer facility. Those are provided outside of this area. The density is still two per acre. MR. LEWIS clarified that 15,000 square feet is the net areas and that it would probably be approximately 18,000 if measured on the centerline of the streets. COMMISSIONER TRUESDELL indicated that he likes the idea of the larger lots. The overall development fits the intent of the northwest area.

COMMISSIONER QUINN commented that Condition #10 requires that a drainage plan and technical study be performed and approved by the City of Las Vegas prior to this project being given its approval to go forward. This condition should alleviate the residents' drainage concern. The project will not contribute to possible future problems or flood waters that might impact the neighbors on Hickam Avenue. MR. LEWIS added that they will do whatever is necessary to meet the City's requirements as it pertains to the drainage issue.

COMMISSIONER GALATI asked Public Works what their opinion would be regarding street lights, as well as how the drainage study process would ensure that the residents on Hickam Avenue would not be adversely affected. DAPHNE LEGARZA, Public Works, replied that during the drainage study approval process, the flood control section will review the drainage study, and ensure that this development does not get worse or negatively impact in any way the adjacent properties.

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 40

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**ABEYANCE - Z-0050-01 - SHEARING  
FAMILY TRUST, ET AL ON BEHALF OF KB  
HOME NEVADA, INC.**

As far as street lighting, currently there is a condition that requires the construction of half-street improvements, which would include street lighting. There are some areas within the City that automatically do not allow street lighting. However, she is not certain if this is one of those areas. She recommended that the applicant meet with Public Works staff prior to the City Council meeting to determine if this is one of those areas where the street lighting is deferred.

CHAIRMAN GALATI indicated that this project needs a pocket park to really make it an effective development. When this type of space is not provided, the kids end up playing in the streets. He would prefer to see a large park in the center of this site that would be accessible to all residents. COMMISSIONER GOYNES concurred with his statements. MR. LEWIS replied that they would not be opposed to putting in a pocket park, if that is the Commission's desire. COMMISSIONER TRUESDELL asked staff whether the elimination of two lots would provide the open space required. MR. McCULLOCH suggested that the Commission could deny the Variance and have the applicant meet the open space requirements according to the standards.

MS. LEGARZA recommended that Condition #5 be modified to include the words or 60 feet on Campbell Road as appropriate, 30 feet on Hickam Avenue. Also, that Condition #6 be modified to reflect the following changes: Construct half-street or full-street improvements as appropriate including appropriate overpaving, etc.

**To be heard by the City Council on September 19, 2001.**

(6:47 - 7:29) 1 - 1627

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 41

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**B-9.**

**ABEYANCE - V-0055-01 - SHEARING  
FAMILY TRUST, ET AL ON BEHALF OF KB  
HOME NEVADA, INC.**

Request for a Variance TO ALLOW 0.88 ACRE OF OPEN SPACE WHERE 1.78 ACRES OF OPEN SPACE IS THE MINIMUM ALLOWED on the northeast corner of the intersection of Alexander Road and Fort Apache Road (APN: 138-05-301-034, 138-05-401-001, 003, 004, 005, 006, 012, 013, 014, 015, 019, 020, 021, 022, 024, 025, 026, 027, and 028), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 4 (Brown).

NOTICES MAILED 507 [Mailed with Z-0050-01 and Z-0050-(01)]

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0050-01) and Site Development Plan Review [Z-0050-01(1)].

2. This Variance shall expire in two years, unless it is exercised or an Extension of Time is granted by the City Council.

**Truesdell -  
DENIED**

**Motion carried with Buckley abstaining because his law firm represents KB Homes and McSwain abstaining because she performed work for KB Homes**

JOEL McCULLOCH, Planning and Development, indicated that staff found there are no unique or extraordinary circumstances associated with this site and that the applicant has created a self-imposed hardship. Therefore, staff recommends denial of the Variance request for reduction of open space.

BOBBY LEWIS and SCOTT WONDERS, Project Manager, Carter & Burgess, 6655 Bermuda Road, were present.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

There was no further discussion.

NOTE: See Item B-8 and B-10 for related discussion.

**To be heard by the City Council on September 19, 2001.**

(6:47 - 7:29) 1 - 1627

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 42

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**B-10.**

**ABEYANCE - Z-0050-01(1) - SHEARING FAMILY TRUST, ET AL ON BEHALF OF KB HOME NEVADA, INC.**

Request for a Site Development Plan Review FOR A PROPOSED 105-LOT SINGLE-FAMILY SUBDIVISION on approximately 52.5 acres on the northeast corner of the intersection of Alexander Road and Fort Apache Road (APN: 138-05-301-034, 138-05-401-001, 003, 004, 005, 006, 012, 013, 014, 015, 019, 020, 021, 022, 024, 025, 026, 027, and 028), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 4 (Brown).

NOTICES MAILED 507 [Mailed with V-0055-01 and Z-0050-01(1)]

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Submittal of revised site plans indicating compliance with the required amount of common open space or approval of a Variance by the City Council for a reduction in that requirement.
2. Submittal of cross-sections for staff review of the trail located on the north side of Alexander Road.
3. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.
4. The setbacks for this development shall be a minimum of 20 feet to the garage (side loaded) or 25 feet to the garage (front loaded), 15 feet to the house; a minimum of 10 feet on the side; a minimum of 15 feet on the corner side; a minimum of 25 feet in the rear (typical

Truesdell -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS, AND ADDING A CONDITION THAT STAFF SHALL WORK WITH THE APPLICANT TO REGARDING THE STREET LIGHTING AND WORK WITH STAFF TO PROVIDE A LOCATION FOR A POCKET PARK.**

**Motion carried with Buckley abstaining because his law firm represents KB Homes and McSwain abstaining because she performed work for KB Homes**

JOEL McCULLOCH, Planning and Development, explained that the request if for a Site Development Plan Review for 108 single-family residential lots on approximately 54 acres. Staff had originally recommended denial of this site plan. However, based on the revised site plan submitted on August 22, 2001, in which the applicant resolved many of the staff's concerns, including all lots being a minimum of 15,000 feet and all interior streets being a minimum of 37 feet wide. However, staff is still requiring a condition regarding providing the required amount of open space or obtaining an approval of a Variance for the requested reduction. Therefore, staff recommended approval.

BOBBY LEWIS and SCOTT WONDERS, Project Manager, Carter & Burgess, 6655 Bermuda Road, were present.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

There was no further discussion.

NOTE: See Item B-8 and B-9 for related discussion.

**To be heard by the City Council on September 19, 2001.**

(6:47 - 7:29) 1 - 1627

**PLANNING COMMISSION**

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

**AGENDA & MINUTES**

Page 43

COUNCIL CHAMBERS • 400 STEWART AVENUE

**ITEM**

**ACTION**

lot), or 20 feet in the rear (cul-de-sac or bulb).

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 44

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**ABEYANCE - Z-0050-01(1) - SHEARING  
FAMILY TRUST, ET AL ON BEHALF OF KB  
HOME NEVADA, INC.**

APPROVED

5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.

Public Works

6. Meet with the Traffic Engineering representative in Land Development for assistance in redesigning the proposed access layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

7. Gated entry drives, if proposed, shall comply with Standard Drawing #222a.

8. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections. The CC&R's for the Homeowner's Association shall be submitted to and approved by the City Attorney's Office.

9. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

10. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-50-01, and all other subsequent site-related action.

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 45

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**B-11.**

**ABEYANCE - Z-0033-01 - PARDEE CONSTRUCTION COMPANY NEVADA**

Request for a Rezoning FROM: U (Undeveloped) [ML-EXP (Medium-Low) General Plan Designation] TO: R-1 (Single Family Residence) on 2.04 acres on the north side of the Farm Road alignment approximately 330 feet west of the Tee Pee Lane alignment (APN: 125-18-601-008); and FROM: U (Undeveloped) [L-TC (Low Residential) General Plan Designation] TO: R-1 (Single Family Residence) on 17.49 acres on the west side of the Tee Pee Lane alignment between the Farm Road alignment on the north and approximately 660 feet north of the Dorrell Road alignment on the south (APN: 125-18-701-004, 010, 011, 125-18-801-012, and 125-19-501-005), PROPOSED USE: SINGLE FAMILY RESIDENTIAL, Ward 6 (Mack).

NOTICES MAILED 112 [6/28/01 PC]  
112 [6/14/01 PC]  
112 [Mailed with Z-0032-01  
and Z-0034-01 5/24/01 PC]

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL,  
subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.

2. A Site Development Plan Review application shall be approved by the Planning Commission or City Council prior to approval of a Tentative Map, issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate appropriate public right-of-way adjacent and internal to these sites concurrent with development of these sites. Final dedication will be determined upon submittal of individual site plans.

Truesdell -

**ABEYANCE TO SEPTEMBER 6, 2001 PLANNING COMMISSION MEETING.**

**Unanimous with BUCKLEY abstaining because his law firm does legal work for Pardee Construction**

JOEL McCULLOCH, Planning and Development, explained that the applicant requested that this item be held in abeyance until the 9/6/01 Planning Commission meeting so that a Site Development Plan Review could be heard concurrently.

CHAIRMAN MAN GALATI declared the Public Hearing open.

APRIL McGRIFF, Bossard Developer Services, 2920 North Green Valley Parkway, Suite #814, appeared on behalf of the applicant and requested that the item be held in abeyance.

CHAIRMAN GALATI declared the Public Hearing closed.

There was no further discussion.

**To be heard by the Planning Commission on September 6, 2001.**

(6:05 - 6:07) 1 - 114

**PLANNING COMMISSION**

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

**AGENDA & MINUTES**

Page 46

COUNCIL CHAMBERS • 400 STEWART AVENUE

**ITEM**

**ACTION**

--	--	--

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 47

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**ABEYANCE - Z-0033-01 - PARDEE  
CONSTRUCTION COMPANY NEVADA**

4. Construct appropriate half-street improvements, including overpaving, adjacent and internal to these sites concurrent with development of these sites. Final half-street construction requirements will be determined upon submittal of individual site plans.

5. Provide a minimum of two lanes of paved, legal access to each site along a logical route concurrent with development of each site.

6. Extend public sewer to the west edge of this site in the Farm Road, Severance Lane and Elkhorn Road alignments to location acceptable to the City Engineer concurrent with development of these parcels. Provide public sewer easements for public sewers not located within existing public street right-of-way prior to the issuance of any permits or recordation of any Final Map.

7. A Traffic Impact Analysis must be submitted to and approved prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for any site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site

**ABEYANCE TO SEPTEMBER 6, 2001 PLANNING  
COMMISSION MEETING**

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 48

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**ABEYANCE - Z-0033-01 - PARDEE  
CONSTRUCTION COMPANY NEVADA**

development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for any site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.

9. The final layout of each development within the Planned Development Area shall be determined at the time of approval of individual Tentative Maps and/or Site Development Plan Reviews.

**ABEYANCE TO SEPTEMBER 6, 2001 PLANNING  
COMMISSION MEETING**

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 49

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**B-12.**

**ABEYANCE - U-0045-01 - LIA ARNOLD  
ROBERTS TRUST ON BEHALF OF SAINT  
GEORGE ROMANIAN ORTHODOX CHURCH**

Request for a Special Use Permit and Site Development Plan Review FOR A PROPOSED 6,000 SQUARE FOOT CHURCH WITH A 7,000 SQUARE FOOT RECREATION HALL on 2.62 acres located on the east side of Redrock Street, approximately 330 feet north of Del Rey Avenue (APN: 163-01-102-010), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation], Ward 1 (M. McDonald).

NOTICES MAILED 82 [6/28/01 PC]  
82 [4/26/01 PC]

APPROVALS 0  
1 [Speaker at Meeting]

PROTESTS 0 [6/28/01 PC]  
2 [4/26/01 PC]  
6 [Speakers at Meeting]

**STAFF RECOMMENDATION:** APPROVAL of the Special Use Permit, subject to:

**Planning and Development**

1. Conformance to all Minimum Requirements under Title 19A.04.050 for a Church/House of Worship use.

2. All City Code requirements and design standards of all City departments must be satisfied.

3. If this Special Use Permit is not exercised within two years of this approval, this Special Use permit shall be void unless an Extension of Time is granted.

**DENIAL OF THE SITE DEVELOPMENT PLAN REVIEW.** If approved, subject to:

**Planning and Development**

4. If this Site Development Plan is not exercised within two-years of this approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.

**Buckley -**

**APPROVED THE SPECIAL USE PERMIT, SUBJECT TO STAFF'S CONDITIONS AND STRICKEN THE SITE DEVELOPMENT PLAN**

**Motion carried with Goynes voting No**

JOEL McCULLOCH, Planning and Development, explained that staff finds this request would be compatible with existing and future land uses provided that a second access to the site from Jones Boulevard or Charleston Boulevard is provided. However, in the absence of that second access point, staff finds that the proposed use is too intense for the subject site. Red Rock Street is only a 60-foot wide collector street and does not have the carrying capacity to accommodate a facility of this intensity. Staff does recommend approval of the Special Use Permit request, subject to three conditions, but recommends denial of the Site Development Plan Review.

LIA ROBERTS, 711 Rancho Circle, former owner of the property, made her presentation on behalf of the St. George Romanian Orthodox Church. The entire congregation was also present in support of the proposed project. She explained that the Romanian community is growing and wants to build a church where they can worship, as well as hold cultural and social events, and maintain their Romanian traditions. She mentioned letters of support from Congressman Gibbons, Christ Lutheran Church, St. John the Baptist, and from the St. Paul Apostle Orthodox Church. However, she did not submit them for the record.

Although their membership is currently small, MS. ROBERTS continued that they could afford to build the project. The time of worship will be on Sundays from 10:00 a.m. to 12:00 p.m. Once a month they will hold a fundraising luncheon for about 70 people from 12 noon to 2:00 p.m. It is not their intention to build a school, day care or any other facilities, other than the church and social hall. She is willing to stipulate this as a condition of approval. This proposed project is appropriate for the land use within the general surrounding area and is compatible for the residential neighborhood. They will comply with all City requirements and design standards, as well as the landscaping, parking, setbacks, and the two accesses. She concurred with all staff's conditions.

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 50

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**ABEYANCE - U-0045-01 - LIA ARNOLD  
ROBERTS TRUST ON BEHALF OF SAINT  
GEORGE ROMANIAN ORTHODOX CHURCH**

5. The church shall be required to have a separate Site Development Plan Review heard before the Planning Commission prior to construction of the facility.

6. Provide a second access to this site from either Jones Boulevard or Charleston Boulevard.

7. Submit revised elevations for the Social Hall indicating design and construction of a residential character, to the satisfaction of the Planning and Development Department, prior to the issuance of any building permits for the site.

8. Submit a revised landscape plan indicating 24-inch box trees 20 feet on center along the east property line.

9. All development shall be in conformance with the submitted site plan, landscape plans, and building elevations, except as amended by conditions.

10. Wall pack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall be no more than 15 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.

11. All exterior lighting shall meet the standards of LVMC section 19A.08.060(C).

12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

13. Landscaping and a permanent underground sprinkler system shall be installed prior to occupancy and shall be permanently maintained in a satisfactory manner.

MS. ROBERTS addressed the Site Development Plan Review and stated that the proposed church would add a buffer between the residential and commercial areas. She indicated that Condition #16 should be deleted because Holmby Avenue was vacated on July 19, 2001. She also addressed the condition requesting that the church be built at the same time as the social hall. She indicated that they want to build the social hall first so that they would have a place to hold fundraisers for their building fund. She asked that this condition be deleted. She also asked that the condition requesting a second access on either Jones Boulevard or Charleston Boulevard be removed because she is currently in the process of obtaining from the adjacent property owners an easement in order to secure a second access to the site. She reiterated that their intention was to provide that second access through Holmby Drive, but it was recently vacated.

MS. ROBERTS addressed the condition requesting a revised site plan. However, ROBERT GENZER, Director, Planning & Development Department, indicated that the conditions were revised late afternoon and directed MR. McCULLOCH to provide MS. ROBERTS with a copy. If the item is approved, the applicant would have to come before the Planning Commission at such time as she is ready to build the church. At that time staff will determine whether she meets the setback requirements. Therefore, at the present time she would not have to apply for a Variance if only the social hall is to be built.

MS. ROBERTS finally addressed the condition concerning the parking standards. She asked that this condition be removed because the same people attending the church services would go the social hall. The two buildings will not be used simultaneously.

She indicated that COUNCILMAN McDONALD, who represents this area, supports the project. Using a map she showed the homes of those residents who support the project. The residents are happy that a church is being built at this location because it would keep the homeless from being on this empty parcel, as well as reduce the many burglaries that have occurred in this neighborhood.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19<sup>th</sup> Street, stated that the use is too intense for Red Rock Street. He indicated that if the owner of Skipco does not allow an access route through his

**PLANNING COMMISSION**

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

**AGENDA & MINUTES**

**Page 51**

COUNCIL CHAMBERS • 400 STEWART AVENUE

**ITEM**

**ACTION**

property, the request should be denied.

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 52

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**ABEYANCE - U-0045-01 - LIA ARNOLD  
ROBERTS TRUST ON BEHALF OF SAINT  
GEORGE ROMANIAN ORTHODOX CHURCH**

Public Works

14. Dedicate one-half of a 45.5 foot radius cul-de-sac bulb at the north terminus of Red Rock Street and if Vacation application does not record, one-half of a 45.5 foot radius cul-de-sac bulb at the west terminus of Holmby Avenue adjacent to this site prior to the issuance of any permits.

15. Submit a Vacation Application to vacate that portion of Red Rock Street adjacent to this site and north of the cul-de-sac bulb required by condition #1; the vacation application shall be acted upon by the City Council prior to the issuance of any permits for this site.

16. Construct half-street improvements including appropriate overpaving and cul-de-sac turnarounds (if legally able) on Red Rock Street and if not vacated Holmby Avenue adjacent to this site concurrent with development of this site. In addition, extend a minimum of two lanes of paving from this site southward to tie into existing improvements in the Red Rock Street alignment. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

17. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

PATRICIA BOWLING, 1485 Red Rock Street, indicated that many residents oppose the proposed project. She presented a photograph depicting Red Rock Street, which is only 22 feet wide. The only exit out of the proposed project would be on Red Rock Street. The traffic will impact and destroy this neighborhood, as well as posing a danger for children who play on this street. The proposed project is too dense for this residential neighborhood. She has a right to rely upon the decision and zoning established by the Planning Commission and their commitment to maintain the integrity of the neighborhood.

DIANA STRONG, 5844 West Del Rey Avenue, stated that she called Planning staff to register her opposition. She asked that some of the properties shown by MS. ROBERTS as supporting the project are empty lots and should be not be included. However, her main concern is that Red Rock Street cannot support the amount of traffic generated by the proposed project. She asked that the Commission deny the request, unless the applicant provides an alternate access from either Jones Boulevard or Charleston Boulevard.

TONY ZIEGWEID, 1315 Duneville Street, stated that homeless people currently live on the property in question. The police have evicted them, but they go back. Additionally, during the course of the week citizens unload trash and other materials onto this property. A church would be a viable asset to this particular neighborhood.

JOHN HAZARD, 1335 Duneville Street, concurred with MR. ZIEGWEID's statements. However, his concern is the lack of an additional access, and it should be provided before the social hall is approved. He fully supports the application of the access is provided.

GERALDINE SHEATS, 1295 Duneville Street, indicated that she supports residents of Red Rock Street and their sentiments regarding the traffic density. Even though she does not reside on Red Rock Street, it is a part of her neighborhood. She would also support the project if an access is provided from Jones Boulevard or Charleston Boulevard.

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 53

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**ABEYANCE - U-0045-01 - LIA ARNOLD  
ROBERTS TRUST ON BEHALF OF SAINT  
GEORGE ROMANIAN ORTHODOX CHURCH**

18. Extend public sewer in the Red Rock Street alignment northward to the south edge of APN: 163-01-102-009 to a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

19. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

JACK LINDELL, 7630 West Eldora Avenue, indicated that, as a former County Planning Commissioner, churches make an excellent buffer between commercial and residential properties. However, there is no reason to put this kind of traffic onto residential streets. There should be government-patented easements that run every 330 feet throughout that area that could be used for roadways. The logical solution would be to provide the main access from Jones Boulevard.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER GOYNES commented that, although the current church congregation is small, the intent of putting this type of hall is to increase the membership. Without an alternate access, the traffic will flow into the residential neighborhood, especially putting a burden on Red Rock Street. MS. ROBERTS rebutted that the plan presented will not have a capacity for more than 300 people. Once the congregation will exceed that number, they will start looking for other church sites. Again she stated that the same people attending church services would use the social hall. In order to comply with City's requirements, they will provide 110 parking spaces. It is not their intention to make Red Rock Street their primary access to the property. They are in the process of obtaining access on Jones Boulevard or Charleston Boulevard.

COMMISSIONER McSWAIN indicated that many churches start with a social hall so that they can raise funds to be able to build the church. However, even 25 people will have an impact on Red Rock Street, and she cannot support the project until the traffic issue has been resolved. She suggested that the applicant come back with a proposal for a primary access on Jones Boulevard or Charleston Boulevard.

COMMISSIONER QUINN verified with MS. ROBERTS that she does not intend renting the social hall to outside groups. The hall will be strictly for their use. He stressed that Jones Boulevard or Charleston Boulevard should be the primary access to the church site, and that the only access on Red Rock Street should be for emergency vehicles only.

CHAIRMAN GALATI suggested that they approve the Special Use Permit, but hold the Site Development Plan Review until such time the primary access issue is resolved. However, COMMISSIONER BUCKLEY indicated that he would feel comfortable approving the Special Use Permit with a condition that access will be provided from Jones Boulevard or Charleston Boulevard. A church cannot be located there unless that access is provided.

**PLANNING COMMISSION**

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

**AGENDA & MINUTES**

Page 54

COUNCIL CHAMBERS • 400 STEWART AVENUE

**ITEM**

**ACTION**

--	--	--

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 55

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**ABEYANCE - U-0045-01 - LIA ARNOLD  
ROBERTS TRUST ON BEHALF OF SAINT  
GEORGE ROMANIAN ORTHODOX CHURCH**

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

20. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.

DEPUTY CITY ATTORNEY BRYAN SCOTT suggested that the applicant be required to have a signed easement of sufficient width with the adjacent property owner for a perpetual period of time to provide access to the property. COMMISSIONER BUCKLEY concurred and added that it should be permanent.

ROBERT GENZER, Director, Planning & Development Department, suggested that the Board move forward with the Special Use Permit and require a brand new application for the Site Development Plan Review at such time as the applicant has been able to secure a permanent easement or access of some type to either Jones Boulevard or Charleston Boulevard. Only the Special Use Permit portion would be agendaed. DEPUTY CITY ATTORNEY SCOTT recommended that it would be easier to table this item until the applicant can come back with an easement from the adjacent property. CHRIS GLORE, Planning Supervisor, Planning & Development Department indicated that an option would be to make a recommendation on the Special Use Permit, but in order to separate the Site Development Plan Review and not move that to the City Council, the Site Development Plan Review would need to be stricken from this agenda. Regardless of a recommendation of approval or denial, the site plan review portion will still go to Council. COMMISSIONER BUCKLEY agreed.

Ultimately it was recommended to approve the Special Use Permit and that the Site Development Plan Review be Stricken from the agenda. However, since they are joint items, they will both be forwarded to the City Council.

**To be heard by the City Council on October 3, 2001.**

(7:29 - 8:12) 1 – 3646/2-1

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 56

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**B-13.**

**ABEYANCE - RENOTIFICATION - U-0103-01**  
**- JOSEPH ROBERTS REVOCABLE FAMILY**  
**TRUST, ET AL ON BEHALF OF SUN NAM YI**

Request for a Special Use Permit FOR THE SALE OF BEER AND WINE FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH AN EXISTING MARKET at 650 North Eastern Avenue (APN: 139-25-407-002), C-2 (General Commercial) Zone, Ward 3 (Reese).

NOTICES MAILED 348

APPROVALS 0

PROTESTS 0

Petition [Submitted at Meeting residents of 800 North Eastern Avenue, 26 signature and of 651 McKnight Street, 20 signatures]

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Sale of alcoholic beverages shall be limited to the sale of beer and wine only.
2. The sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.
3. Approval of this Special Use permit does not constitute approval of a liquor license.
4. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
5. If this Special Use Permit is not exercised within one year after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.

**Goynes - DENIED**

**Motion carried with Quinn, Buckley and McSwain voting No**

**NOTE: A prior motion by Buckley for APPROVAL did not pass with Evans, Galati, Truesdell, and Goynes voting NO.**

LAURA MARTIN, Planning & Development Department, stated that the applicant justification letter states that in order to better serve customers, the sale of packaged beer and wine is essential. The City Code requires the sale of beer and wine for off-premise consumption to be a minimum of 400 feet from any church, synagogue, school, child care facility, licensed for more than 12 children or City park as measured from property line to property line. There is no protected use known to be currently within this distance requirement. Staff finds the sale of beer and wine for the off-premise consumption is used typically associated with a convenience store within a commercial development and that the sale of beer and wine is compatible with the development in the area. Therefore, staff recommended approval.

DAVE EDER, Nevada Gaming Application Consultants, 777 East Avenue, PMB 7707, Sandy Valley, Nevada, appeared on behalf of the applicant and concurred with staff's recommendations.

CHAIRMAN GALATI declared the Public Hearing open.

JERRY KOSBAB, 800 North Eastern Avenue, President of the McCants Neighborhood Association, urged the Board to deny the application. On a map he showed the different facilities that sell alcohol located in this particular area. The parking lot is not lit and signs on top of the buildings provide the only light. The owner of the McCants Apartment Complex does not support this project. The McKnight Senior Village has had problems with the homeless since the shelter has been closed. In fact, they had to install a wrought iron fence on top of the cement block. Alcohol is a definite factor in the homeless behavior and the proposed use will further supply them with additional alcohol. MR. KOSBAB submitted a petition oppsing the project with 26 signatures from the resident of the McCants Manor and 20 signatures from the resident of the McKnight Apartment Complex. He asked that the Planning Commission deny the application.

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 57

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**ABEYANCE - RENOTIFICATION - U-0103-01**  
**- JOSEPH ROBERTS REVOCABLE FAMILY**  
**TRUST, ET AL ON BEHALF OF SUN NAM YI**

6. All City Code Requirements and all City departments' design standards shall be met.

TODD FARLOW, 240 North 19<sup>th</sup> Street, concurred with MR. KOSBAB's comments. Liquor stores attract undesirable people from other parts of town, and another liquor store is not needed in this particular area.

MR. EDER rebutted that this is a convenience store that has been operating for five years. It has not had any problems at this location and lighting is provided in the parking lot. The applicant is requesting a beer and wine license because his immediate competitors have been granted beer and wine licenses, thus causing him to lose business.

COMMISSIONER TRUESDELL discussed with MR. EDER that the market does not have the normal characteristics of a general convenience market. He asked whether the applicant is looking to putting in slot machines at this location. Adding beer and wine will not make a meat market more accessible to the customers. The property is located in the rear of the shopping center with limited access. The granting of this application would set a precedent.

The owner of the property, JOSEPH C. ROBERTS, 711 Rancho Circle, stated that the operator of the store is a good tenant, and that he will adhere to all City of Las Vegas laws.

MR. EDER indicated for COMMISSIONER McSWAIN that the tenant has been operating the store for approximately five years. COMMISSIONER McSWAIN commented that a customer should be able to purchase beer or wine at the same time they are purchasing fresh meats. Additionally, the operator should be able to compete with other stores in the area.

MR. EDER confirmed for COMMISSIONER QUINN that he is aware that individual beers cannot be sold.

MR. GOYNES commented that granting this application would set a precedent. There are other stores that sell liquor in this particular area, and not every store that sells food must have a license to sell liquor. MR. EDER rebutted that his client is only trying to compete with other storeowners have already have al license.

COMMISSIONER BUCKLEY commented that it is a matter of competition especially the way the store is situated. He concurred with COMMISSIONER McSWAIN's that customers should be able to purchase beer at the same time they purchase other products.

**PLANNING COMMISSION**

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

**AGENDA & MINUTES**

Page 58

COUNCIL CHAMBERS • 400 STEWART AVENUE

**ITEM**

**ACTION**

**ABEYANCE - RENOTIFICATION - U-0103-01**  
**- JOSEPH ROBERTS REVOCABLE FAMILY**  
**TRUST, ET AL ON BEHALF OF SUN NAM YI**

CHAIRMAN GALATI declared the Public Hearing closed.

**This is final action.**

(8:12 - 8:54) 2 - 1444)

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

AGENDA & MINUTES

Page 59

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**B-14.**

**Z-0016-98(17) - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY ON BEHALF OF KB HOME NEVADA, INC.**

Request for a Major Modification to amend sections of the Iron Mountain Ranch Residential Planned Development Master Plan, in the area roughly bounded by Whispering Sands Drive to the south, Decatur Boulevard to the east, Iron Mountain Road to the north and Jones Boulevard to the west (APN: Multiple), Ward 6 (Mack).

NOTICES MAILED 389 [Mailed with Z-0016-98(18)]

APPROVALS 0

PROTESTS 1 [Within Notification]  
1 [Speaker at Meeting]

STAFF RECOMMENDATION: APPROVAL of the following requested changes:

1. Delete section 2.33.
2. Replace section 2.4 with updated information based on recent approvals.
3. Delete section 4.1.
4. Delete reference to equestrian facility in section 4.4.2 and replace with the requirement that any park facility proposed shall require a Site Development Plan to be heard at a public hearing.
5. Add 6,000 square foot lots to Table 5.1 and allow same uses as 7,000 square foot lots.
6. Delete reference to equestrian facility in section 4.4.2 and replace with the requirement that any park facility proposed shall require a Site Development Plan to be heard at a public hearing.
7. Delete Home Owners Association from section 7.8.4 and replace with Landscape Maintenance Association.

Quinn -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**

**Motion carried with Buckley abstaining because his law firm represents KB Homes and McSwain abstaining because she performed work for KB Homes**

JOEL McCULLOCH, Planning and Development, stated that the request is for a Major Modification to amend sections of the Iron Mountain Ranch Residential Planned Development Master Plan in the area bounded by Whispering Sands Drive to the south, Decatur Boulevard to the east, Iron Mountain Road to the North and Jones Boulevard to the west. Staff recommended approval of all the modification requests, with the exception of Section 4.43 and Section 7.83, which both relate to the request to reduce the minimum one-acre requirement for the pocket parks in each pod to 15,000 square feet. Staff finds that the residents located near Iron Mountain Road would be up to one-mile away from the proposed City park, and that the proposed interior trail system will not function in its intended fashion to provide pedestrian connections between neighborhood parks. In addition, staff finds the proposed pocket parks and the 15,000 square feet will not be able to provide any neighborhood recreational opportunities. Therefore, staff recommended denial of the request modification and that this requirement remain as written. Section 7.83 is a similar request. Staff does recommend approval of 10 of these requests, and denial of Section 4.43 and Section 7.83.

MR. McCULLOCH indicated that staff would like to add a Number 10 under approvals, which would replace Section 4.43 with two elements.

BRIAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant. Three months ago the General Plan Amendment was approved for this section. These items will address the 128 acres, of which 120 are being rezoned. This is to follow through on the promises made to the homeowners, the Commission, and the City Council. MR. PSIODA concurred with all staff's recommendations.

CHAIRMAN GALATI declared the Public Hearing open.

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 60

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**Z-0016-98(17) - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY ON BEHALF OF KB HOME NEVADA, INC.**

8. Remove and replace Exhibit 7.2, 7.4, and 7.5 with new exhibits provided.

9. Replace Champion Homes as the design review committee with KB Home Nevada, Inc.

DENIAL of the following requested change:

1. Reduce the requirements of section 4.4.3 and section 7.8.3 for a minimum one acre of usable park area to minimum 15,000 square feet of usable park area within all subdivisions with 10,000 square foot lots or less.

TODD FARLOW, 240 North 19<sup>th</sup> Street, stated that if there is any deviation from the trail project, the applications should not be approved. The seven units to the acre are too dense and another gated community is not needed. CHAIRMAN GALATI verified with MR. PSIODA that the trails have not been changed. In addition, MR. McCULLOCH added that the plan conforms to the Iron Mountain Ranch Plan, with the exceptions of the modifications that they have requested in the first application.

CHAIRMAN GALATI declared the Public Hearing closed.

There was no further discussion.

NOTE: See Item B-15 through B-21 for related discussion.

**To be heard by the City Council on October 3, 2001.**

(8:54 - 9:11) 2 - 2279

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 61

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**B-15.**

**Z-0059-01 - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY ON BEHALF OF KB HOME NEVADA, INC.**

Request for a Rezoning FROM: R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre) and R-PD5 (Residential Planned Development - 5 Units Per Acre) TO: R-PD4 (Residential Planned Development - 4 Units Per Acre) and R-PD7 (Residential Planned Development - 7 Units Per Acre) on approximately 120 acres at the southwest corner of Iron Mountain Road and Decatur Boulevard (APN: 125-12-101-006, 125-12-501-001, and 125-12-603-001), PROPOSED USE: SINGLE FAMILY RESIDENTIAL, Ward 6 (Mack).

NOTICES MAILED 31 [Mailed with Z-0059-01(1), Z-0059-01(2), and Z-0059-01(3)]

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.

2. The overall density is limited to a maximum of 4.49 [R-PD4 (Residential Planned Development- 4 Units Per Acre)] and 7.49 [R-PD7 (Residential Planned Development - 7 Units Per Acre)] dwelling units per acre, respectively.

3. A Site Development Plan Review application shall be approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Quinn -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**

**Motion carried with Buckley abstaining because his law firm represents KB Homes and McSwain abstaining because she performed work for KB Homes**

JOEL McCULLOCH, Planning and Development, stated the current property is currently zoned R-E under Resolution of Intent to R-PD3 adjacent to the southwest corner of Bradley Road and Iron Mountain Road and R-PD5 adjacent to the southwest corner of Thom Boulevard and Iron Mountain Road and adjacent to the northwest corner of Decatur Boulevard and Horse Drive. These request are necessitated by the relocation of the Clark County School District high school site from Jones Boulevard to the southwest corner of Decatur Boulevard and Iron Mountain Road, which displaced approximately 219 planned single-family lots. The Iron Mountain Ranch Residential Planned Development Master Plan envisioned the series of interconnected residential neighborhood, all of which will have common features, including open space and trails. The proposed development allowable within this rezoning will help to achieve those goals. Staff recommended approval.

BRIAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

There was no further discussion.

NOTE: See Item B-15 through B-21 for related discussion.

**To be heard by the City Council on October 3, 2001.**

(8:54 - 9:11) 2 - 2279

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 62

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**Z-0059-01 - IRON MOUNTAIN RANCH  
ALLIANCE, LIMITED LIABILITY COMPANY ON  
BEHALF OF KB HOME NEVADA, INC.**

APPROVED

Public Works

4. A vacation application, such as VAC-25-01, shall record prior to the recordation of any final maps overlying the areas to be vacated.

5. Dedicate appropriate public right-of-way adjacent and internal to these sites concurrent with development of these sites. Final dedication requirements will be determined upon submittal of individual site plans.

6. Construct appropriate half-street improvements, including overpaving, adjacent to this site concurrent with development of this site.

7. Provide a minimum of two lanes of paved, legal access to each site along a logical route concurrent with development of each site. Final half-street construction requirements will be determined upon submittal of individual site plans.

8. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend oversized public sewer in Decatur Boulevard and Bradley Road to the northern edge of this site to a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

9. An update to the Traffic Access Analysis must be submitted to and approved prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for any site, whichever

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 63

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**Z-0059-01 - IRON MOUNTAIN RANCH  
ALLIANCE, LIMITED LIABILITY COMPANY ON  
BEHALF OF KB HOME NEVADA, INC.**

APPROVED

may occur first. Comply with the recommendations of the approved Traffic Access Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Access Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Access Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Access Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Access Analysis. No recommendation of the approved Traffic Access Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

10. An update to the Master Drainage Plan and Technical Drainage Study must be submitted to and approved prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for any site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 64

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**Z-0059-01 - IRON MOUNTAIN RANCH  
ALLIANCE, LIMITED LIABILITY COMPANY ON  
BEHALF OF KB HOME NEVADA, INC.**

APPROVED

responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.

11. The final layout of each development within the Planned Development Area shall be determined at the time of approval of individual Tentative Maps and/or Site Development Plan Reviews.

12. Comply with all applicable conditions of approval for Z-16-98 and all other site-related actions.

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 65

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**B-16.**

**Z-0059-01(1) - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY ON BEHALF OF KB HOME NEVADA INC**

Request for a Site Development Plan Review FOR A PROPOSED 260-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on approximately 40 acres at the southwest corner of Brent Lane and Decatur Boulevard (APN: 125-12-603-001), R-E (Residence Estates) Zone under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), [PROPOSED: R-PD7 (Residential Planned Development - 7 Units Per Acre)], Ward 6 (Mack).

NOTICES MAILED 31 [Mailed with Z-0059-01, Z-0059-01(2), and Z-0059-01(3)]

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Submittal of a revised site plan, for staff review, that depicts a minimum one-acre "pocket park" centrally located within the proposed subdivision or approval of Major Modification [Z-0016-98(7)] to allow the proposed reduction.
2. Submittal of a landscape plan indicating compliance with the Iron Mountain Ranch standards for perimeter landscaping and internal open space.
3. Approval of a Major Modification [[[Z-0016-98(7)]]] to allow the additional density within the Iron Mountain Ranch Master Plan, approval of a General Plan Amendment (GPA-0021-01) to ML (Medium-Low Density Residential), and approval of a Rezoning (Z-0059-01) to R-PD7 (Residential Planned Development – 7 Units Per acre).

Quinn -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS AND AN ADDED CONDITION THAT THE APPLICANT SHALL BE REQUIRED TO LANDSCAPE THE MEDIAN ON DECATUR BOULEVARD TO CITY STANDARDS.**

**Motion carried with Buckley abstaining because his law firm represents KB Homes and McSwain abstaining because she performed work for KB Homes**

JOEL McCULLOCH, Planning and Development, presented the following report for all the Site Development Plan Review Items B-16 through B-19. He stated that the original approval for Iron Mountain Ranch required that each 40-acre pod have a minimum of one-acre in internal open space. The applicant is requesting a major modification to the Iron Mountain Ranch Plan that reduced the required amount of open space to a minimum of 15,000 square feet of open space per 40-acre pod, with the remainder provided for a City park located at Grand Teton Drive and Thom Boulevard. Staff recommended denial of that portion of the request for Major Modification based on the finding that residents located near Iron Mountain Road will be up to a mile away from the proposed City park, and that the proposed interior recreational system with neighborhood parks and the interconnected trail system will not function in its intended fashion. Additionally, staff finds the proposed pocket park of 15,000 square feet will not be sufficient in size to provide recreational opportunities. Therefore, staff recommended a condition requiring a revised site plan depicting a minimum of one-acre pocket park within each subdivision or approval of a major modification by the City Council. Staff recommended approval with an added condition that the applicant landscape the median along Decatur Boulevard to City standards.

BRIAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant.

CHAIRMAN MAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

There was no further discussion.

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 66

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**Z-0059-01(1) - IRON MOUNTAIN RANCH  
ALLIANCE, LIMITED LIABILITY COMPANY ON  
BEHALF OF KB HOME NEVADA INC**

4. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.

5. The setbacks for this development shall be a minimum of 18 feet in the front, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear.

6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.

**Public Works**

7. Dedicate 60 feet of right-of-way adjacent to this site for Decatur Boulevard, 40 feet for Horse Drive, 25.5 feet for Thom Boulevard, 25.5 feet for Brent Lane, a 25 foot radius on the southwest corner of Brent Lane and Decatur Boulevard, a 54 foot radius on the northwest corner of Horse Drive and Decatur Boulevard, a 20 foot radius on the northeast corner of Horse Drive and Thom Boulevard, a 15 foot radius on the southeast corner of Thom Boulevard and Brent Lane, and appropriate radii for the entrances on Decatur Boulevard and Horse Drive prior to the issuance of any permits.

8. Construct half-street improvements including appropriate overpaving (if legally able) on Horse Drive, Brent Lane and Thom Boulevard adjacent to this site concurrent with development of this site and construct half-street improvements including the west half of the median on Decatur Boulevard. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.

NOTE: See Item B-15 through B-21 for related discussion.

**To be heard by the City Council on October 3, 2001.**

(8:54 - 9:11) 2 - 2279

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 67

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**Z-0059-01(1) - IRON MOUNTAIN RANCH  
ALLIANCE, LIMITED LIABILITY COMPANY ON  
BEHALF OF KB HOME NEVADA INC**

APPROVED

9. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sewer in Decatur Boulevard to the northern edge of this site to a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

10. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed driveway layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Entranceways shall be designed, located and constructed in accordance with Standard Drawing #222a. The proposed drive accessing Horse Drive is aligned approximately 25 feet from the proposed drive to the south accessing Plan Area 13; this intersection must be revised such that the streets are aligned or offset a minimum of 220 feet.

11. A Master Streetlight Plan for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.

12. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 68

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**Z-0059-01(1) - IRON MOUNTAIN RANCH  
ALLIANCE, LIMITED LIABILITY COMPANY ON  
BEHALF OF KB HOME NEVADA INC**

APPROVED

local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.

13. Site development to comply with all previous conditions of approval for Zoning Reclassification Z-59-01, on this same agenda, and all other subsequent site-related actions.

14. The final layout of this site shall be determined with the Tentative Map.

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

AGENDA & MINUTES

Page 69

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**B-17.**

**Z-0059-01(2) - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY ON BEHALF OF KB HOME NEVADA, INC.**

Request for a Site Development Plan Review FOR A 260-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on approximately 39 acres on northeast corner of Brent Lane and Bradley Road (APN: 125-12-501-001), R-E (Residence Estates) Zone under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre) [PROPOSED: R-PD7 (Residential Planned Development - 7 Units Per Acre)], Ward 6 (Mack).

NOTICES MAILED 31 [Mailed with Z-0059-01, Z-0059-01(1), and Z-0059-01(3)]

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

*Planning and Development*

1. Submittal of a revised site plan, for staff review, that depicts a minimum one-acre "pocket park" centrally located within the proposed subdivision or approval of Major Modification [Z-0016-98(7)] to allow the proposed reduction.
2. Submittal of a landscape plan indicating compliance with the Iron Mountain Ranch standards for perimeter landscaping and internal open space.
3. Approval of a Major Modification [[[Z-0016-98(7)] to allow the additional density within the Iron Mountain Ranch Master Plan, approval of a General Plan Amendment (GPA-0021-01) to ML (Medium-Low Density Residential), and approval of a Rezoning (Z-0059-01) to R-PD7 (Residential Planned Development – 7 Units Per acre).

Quinn -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS AND AN ADDED CONDITION THAT THE APPLICANT WILL PROVIDE PLANNING STAFF WITH CROSS-SECTION DRAWINGS OF THE REQUIRED TRAIL.**

**Motion carried with Buckley abstaining because his law firm represents KB Homes and McSwain abstaining because she performed work for KB Homes**

JOEL McCULLOCH, Planning and Development, presented the following report for all the Site Development Plan Review Items B-16 through B-19. He stated that the original approval for Iron Mountain Ranch required that each 40-acre pod have a minimum of one-acre in internal open space. The applicant is requesting a major modification to the Iron Mountain Ranch Plan that reduced the required amount of open space to a minimum of 15,000 square feet of open space per 40-acre pod, with the remainder provided for a City park located at Grand Teton Drive and Thom Boulevard. Staff recommended denial of that portion of the request for Major Modification based on the finding that residents located near Iron Mountain Road will be up to a mile away from the proposed City park, and that the proposed interior recreational system with neighborhood parks and the interconnected trail system will not function in its intended fashion. Additionally, staff finds the proposed pocket park of 15,000 square feet will not be sufficient in size to provide recreational opportunities. Therefore, staff recommended a condition requiring a revised site plan depicting a minimum of one-acre pocket park within each subdivision or approval of a major modification by the City Council. Staff recommended approval with an added condition that requires cross-section of the trail be provided to staff.

BRIAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant.

CHAIRMAN MAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

There was further discussion.

NOTE: See Item B-15 through B-21 for related discussion.

**To be heard by the City Council on October 3, 2001.**

(8:54 - 9:11) 2 - 2279

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 70

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**Z-0059-01(2) - IRON MOUNTAIN RANCH  
ALLIANCE, LIMITED LIABILITY COMPANY ON  
BEHALF OF KB HOME NEVADA, INC.**

APPROVED

4. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.

5. The setbacks for this development shall be a minimum of 18 feet in the front, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear.

6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.

**Public Works**

7. Coordinate with the Clark County School District site to the east to determine the location of the realigned Thom Boulevard prior to the recordation of a final map for this site.

8. Dedicate 30 feet of right-of-way adjacent to this site for Bradley Road, 40 feet for Iron Mountain Road, 51 feet for Thom Boulevard, 25.5 feet for Brent Lane, a 15 foot radius on the southeast corner of Bradley Road and Iron Mountain Road, a 15 foot radius on the northeast corner of and Bradley Road and Brent Lane, a 15 foot radius on the northwest corner of Brent Lane and Thom Boulevard, and appropriate radii for the entrances on Iron Mountain Road, Bradley Road and Thom Boulevard prior to the issuance of any permits.

9. Construct half-street improvements including appropriate overpaving (if legally able) on Iron Mountain Road, Bradley Road, Brent Lane, and Thom Boulevard adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 71

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**Z-0059-01(2) - IRON MOUNTAIN RANCH  
ALLIANCE, LIMITED LIABILITY COMPANY ON  
BEHALF OF KB HOME NEVADA, INC.**

APPROVED

10. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sewer in Thom Boulevard to the northern edge of this site and in Iron Mountain Road to the western edge of this site to locations and depths acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

11. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed driveway layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Entranceways shall be designed, located and constructed in accordance with Standard Drawing #222a.

12. A Master Streetlight Plan for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.

13. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 72

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**Z-0059-01(2) - IRON MOUNTAIN RANCH  
ALLIANCE, LIMITED LIABILITY COMPANY ON  
BEHALF OF KB HOME NEVADA, INC.**

APPROVED

whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.

14. Site development to comply with all previous conditions of approval for Zoning Reclassification Z-59-01, on this same agenda, and all other subsequent site-related actions.

15. The final layout of this site shall be determined with the Tentative Map. (Public Works)

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 73

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**B-18.**

**Z-0059-01(3) - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY ON BEHALF OF KB HOME NEVADA, INC.**

Request for a Site Development Plan Review FOR A 173-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on approximately 40 acres on the southwest corner of Iron Mountain Road and Bradley Road (APN: 125-12-101-006), R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre) [PROPOSED: R-PD4 (Residential Planned Development - 4 Units Per Acre)], Ward 6 (Mack).

NOTICES MAILED 31 [Mailed with Z-0059-01(1), Z-0059-01(1), and Z-0059-01(2)]

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Submittal of a revised site plan, for staff review, that depicts a minimum one-acre "pocket park" centrally located within the proposed subdivision or approval of Major Modification [Z-0016-98(7)] to allow the proposed reduction.
2. Submittal of a landscape plan indicating compliance with the Iron Mountain Ranch standards for perimeter landscaping and internal open space.
3. Approval of a Major Modification [[[Z-0016-98(7)] to allow the additional density within the Iron Mountain Ranch Master Plan, approval of a General Plan Amendment (GPA-0021-01) to ML (Medium-Low Density Residential), and approval of a Rezoning (Z-0059-01) to R-PD7 (Residential Planned Development – 7 Units Per acre).

Quinn -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**

**Motion carried with Buckley abstaining because his law firm represents KB Homes and McSwain abstaining because she performed work for KB Homes**

JOEL McCULLOCH, Planning and Development, presented the following report for all the Site Development Plan Review Items B-16 through B-19. He stated that the original approval for Iron Mountain Ranch required that each 40-acre pod have a minimum of one-acre in internal open space. The applicant is requesting a major modification to the Iron Mountain Ranch Plan that reduced the required amount of open space to a minimum of 15,000 square feet of open space per 40-acre pod, with the remainder provided for a City park located at Grand Teton Drive and Thom Boulevard. Staff recommended denial of that portion of the request for Major Modification based on the finding that residents located near Iron Mountain Road will be up to a mile away from the proposed City park, and that the proposed interior recreational system with neighborhood parks and the interconnected trail system will not function in its intended fashion. Additionally, staff finds the proposed pocket park of 15,000 square feet will not be sufficient in size to provide recreational opportunities. Therefore, staff recommended a condition requiring a revised site plan depicting a minimum of one-acre pocket park within each subdivision or approval of a major modification by the City Council. Staff recommended approval.

BRIAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant.

CHAIRMAN MAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

There was no further discussion.

NOTE: See Item B-15 through B-21 for related discussion.

**To be heard by the City Council on October 3, 2001.**

(8:54 - 9:11) 2 - 2279

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 74

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**Z-0059-01(3) - IRON MOUNTAIN RANCH  
ALLIANCE, LIMITED LIABILITY COMPANY ON  
BEHALF OF KB HOME NEVADA, INC.**

APPROVED

4. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.

5. The setbacks for this development shall be a minimum of 18 feet in the front, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear.

6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.

**Public Works**

7. Dedicate appropriate radii for the entrances on Iron Mountain Road and Bradley Road prior to the issuance of any permits. Coordinate with the Right-of-Way Section of the Department of Public Works to determine appropriate right-of-way dimensions.

8. Construct half-street improvements including appropriate overpaving (if legally able) on Iron Mountain Road and Bradley Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.

9. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sewer in Brent Lane to the southwest corner of this site to a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 75

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**Z-0059-01(3) - IRON MOUNTAIN RANCH  
ALLIANCE, LIMITED LIABILITY COMPANY ON  
BEHALF OF KB HOME NEVADA, INC.**

APPROVED

until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

10. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed driveway layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Entranceways shall be designed, located and constructed in accordance with Standard Drawing #222a.

11. A Master Streetlight Plan for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.

12. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

AGENDA & MINUTES

Page 76

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**Z-0059-01(3) - IRON MOUNTAIN RANCH  
ALLIANCE, LIMITED LIABILITY COMPANY ON  
BEHALF OF KB HOME NEVADA, INC.**

13. Site development to comply with all previous conditions of approval for Zoning Reclassification Z-59-01, on this same agenda, and all other subsequent site-related actions.

14. The final layout of this site shall be determined with the Tentative Map.

APPROVED

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

AGENDA & MINUTES

Page 77

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**B-19.**

**Z-0016-98(13) - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY ON BEHALF OF KB HOME NEVADA, INC.**

Request for a Site Development Plan Review FOR A 135-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on approximately 40 acres located at the northwest corner of Horse Drive and Bradley Road (APN: 125-12-202-002), R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).

NOTICES MAILED 53

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

*Planning and Development*

1. Submittal of a revised site plan, for staff review, that depicts a minimum one-acre "pocket park" centrally located within the proposed subdivision or approval of Major Modification [Z-0016-98(7)] to allow the proposed reduction.
2. Submittal of a landscape plan indicating compliance with the Iron Mountain Ranch standards for perimeter landscaping and internal open space.
3. Approval of a Major Modification [[[Z-0016-98(7)]]] to allow the reduced lot size within the Iron Mountain Ranch Master Plan.
4. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.

Quinn -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**

**Motion carried with Buckley abstaining because his law firm represents KB Homes and McSwain abstaining because she performed work for KB Homes**

JOEL McCULLOCH, Planning and Development, presented the following report for all the Site Development Plan Review Items B-16 through B-19. He stated that the original approval for Iron Mountain Ranch required that each 40-acre pod have a minimum of one-acre in internal open space. The applicant is requesting a major modification to the Iron Mountain Ranch Plan that reduced the required amount of open space to a minimum of 15,000 square feet of open space per 40-acre pod, with the remainder provided for a City park located at Grand Teton Drive and Thom Boulevard. Staff recommended denial of that portion of the request for Major Modification based on the finding that residents located near Iron Mountain Road will be up to a mile away from the proposed City park, and that the proposed interior recreational system with neighborhood parks and the interconnected trail system will not function in its intended fashion. Additionally, staff finds the proposed pocket park of 15,000 square feet will not be sufficient in size to provide recreational opportunities. Therefore, staff recommended a condition requiring a revised site plan depicting a minimum of one-acre pocket park within each subdivision or approval of a major modification by the City Council. Staff recommended approval.

BRIAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant.

CHAIRMAN MAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

There was no further discussion.

NOTE: See Item B-15 through B-21 for related discussion.

**To be heard by the City Council on October 3, 2001.**

(8:54 - 9:11) 2 - 2279

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 78

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**Z-0016-98(13) - IRON MOUNTAIN RANCH  
ALLIANCE, LIMITED LIABILITY COMPANY ON  
BEHALF OF KB HOME NEVADA, INC.**

APPROVED

5. The setbacks for this development shall be a minimum of 18 feet in the front, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear.

6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.

**Public Works**

7. A Vacation Application, such as VAC-25-01, shall record prior to the recordation of any Final Maps overlying the areas to be vacated.

8. Dedicate appropriate radii for the entrances on Bradley Road and Horse Drive prior to the issuance of any permits. Coordinate with the Right-of-Way Section of the Department of Public Works to determine appropriate right-of-way dimensions.

9. Construct half-street improvements including appropriate overpaving (if legally able) on Horse Drive and Bradley Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.

10. Provide two lanes of paved, legal access to this site prior to occupancy of any units within this development.

11. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend oversized public sewer in Bradley Road to the north edge of this property and to extend public sewer in Horse Drive to the western edge of this site to locations and depths acceptable to the City Engineer. Provide public

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 79

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**Z-0016-98(13) - IRON MOUNTAIN RANCH  
ALLIANCE, LIMITED LIABILITY COMPANY ON  
BEHALF OF KB HOME NEVADA, INC.**

APPROVED

sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

12. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed driveway layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Entranceways shall be designed, located and constructed in accordance with Standard Drawing #222a.

13. A Master Streetlight Plan for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.

14. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits or the recordation of a final map, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.

**PLANNING COMMISSION**

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

**AGENDA & MINUTES**

Page 80

COUNCIL CHAMBERS • 400 STEWART AVENUE

**ITEM**

**ACTION**

**Z-0016-98(13) - IRON MOUNTAIN RANCH  
ALLIANCE, LIMITED LIABILITY COMPANY ON  
BEHALF OF KB HOME NEVADA, INC.**

**APPROVED**

15. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-16-98 and all other subsequent site-related actions.

16. The final layout of this site shall be determined with the Tentative Map.

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 81

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**B-20.**

**Z-0016-98(18) - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY ON BEHALF OF KB HOME NEVADA, INC.**

Request for a Review of Condition #2 REGARDING THE NUMBER OF MAXIMUM UNITS; CONDITION #10 REGARDING TIMING OF COMPLETION OF PERIMETER BLOCK WALLS; CONDITION #11 REGARDING THE CONSTRUCTION OF CITY PARK FACILITIES IN LIEU OF REQUIRED OPEN SPACE; CONDITION #51 REGARDING THE PRECEDENCE OF CITY CODE OVER THE IRON MOUNTAIN RANCH MASTER PLAN; AND TO AMEND ALL REFERENCES TO HOMEOWNER'S ASSOCIATION TO LANDSCAPE MAINTENANCE ASSOCIATION in the area roughly bounded by Whispering Sands Drive to the south, Decatur Boulevard to the east, Iron Mountain Road to the north and Jones Boulevard to the west (APN: Multiple), Ward 6 (Mack).

NOTICES MAILED 389 [Mailed with Z-0016-98(17)]

APPROVALS 0

PROTESTS 1 [within Notification]

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Condition Number 2 shall read as follows: The project shall consist of a maximum of 2,220 units with a five percent (5%) fluctuation thereof.

2. Condition Number 10 shall read as follows: Perimeter block wall to be completed prior to the first Certificate of Occupancy for each construction phase.

Quinn -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**

**Motion carried with Buckley abstaining because his law firm represents KB Homes and McSwain abstaining because she performed work for KB Homes**

JOEL McCULLOCH, Planning and Development, stated that this request is for Review of Condition #2 regarding the number of maximum units, Condition #10 regarding timing of completion of perimeter block walls, Condition #11 regarding the construction of City parks facilities in lieu of required open space, Condition #51 regarding the precedence of City Code over the Iron Mountain Ranch Master Plan, and to amend all references to homeowner's to Landscape Maintenance Association in the area bounded by Whispering Sands Drive to the south, Decatur Boulevard to the east, Iron Mountain Road to the north, and Jones Boulevard to the west. Staff recommended approval of these requests.

BRIAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant.

CHAIRMAN MAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

There was no further discussion.

NOTE: See Item B-15 through B-21 for related discussion.

**To be heard by the City Council on October 3, 2001.**

(8:54 - 9:11) 2 - 2279

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 82

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**Z-0016-98(18) - IRON MOUNTAIN RANCH  
ALLIANCE, LIMITED LIABILITY COMPANY ON  
BEHALF OF KB HOME NEVADA, INC.**

APPROVED

3. Condition Number 11 shall read as follows: sets forth the ability for the applicant to construct City park facilities in lieu of providing a portion of the required open space for the Project. Park facilities shall be reviewed as a Site Development Plan review at a public hearing. The guidelines shall also be amended to require that park construction commence when 50 percent of the master plan building permits have been issued.

4. Condition Number 51 shall read as follows: All City Code requirements and design standards of all City departments must be satisfied, unless there is a discrepancy with the Iron Mountain Ranch Plan, in which case the Iron Mountain Ranch Standard takes precedence.

5. All references to a Home Owners Association (HOA) are replaced with a Landscape Maintenance Association (LMA).

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 83

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**B-21.**

**VAC-0025-01 - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF KB HOME NEVADA, INC.**

Petition to vacate portions of public rights-of-way generally located west of Decatur Boulevard, between Grand Teton Road and Iron Mountain Road, Ward 6 (Mack).

NOTICES MAILED 18

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. *(Public Works Department)*

2. All development shall be in conformance with code requirements and design standards of all City Departments. *(Planning and Development Department)*

3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required. *(Planning and Development Department)*

4. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation as required by the Department of Public Works. *(Public Works Department)*

Quinn -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**

**Motion carried with Buckley abstaining because his law firm represents KB Homes and McSwain abstaining because she performed work for KB Homes**

LAURA MARTIN, Planning and Development, stated that staff finds the proposed Vacation of public right-of-way will not eliminate public access to any of the abutting parcels and will allow for the development of single family residential within the Iron Mountain Master Plan. Staff recommended approval.

BRIAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant.

CHAIRMAN MAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

There was no further discussion.

NOTE: See Item B-15 through B-21 for related discussion.

**To be heard by the City Council on October 3, 2001.**

(8:54 - 9:11) 2 - 2279

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 84

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**VAC-0025-01 - IRON MOUNTAIN RANCH  
ALLIANCE, LIMITED LIABILITY COMPANY, ET  
AL ON BEHALF OF KB HOME NEVADA, INC.**

APPROVED

5. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #4 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.  
*(Public Works Department)*

6. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.  
*(Planning and Development Department)*

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

AGENDA & MINUTES

Page 85

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**B-22.**

**Z-0058-01 - WESTVIEW, LIMITED LIABILITY COMPANY ON BEHALF OF R/S DEVELOPMENT**

Request for a Rezoning FROM: U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] and U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) and R-PD5 (Residential Planned Development - 5 Units Per Acre) on approximately 20 acres on the southwest corner of Wittig Avenue and the Tee Pee Lane Alignment (APN: 125-19-501-011, 012, 013, 014, 125-19-601-002 and 003), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).

NOTICES MAILED 79 [Mailed with Z-0058-01(1)]

APPROVALS 0  
1 [Speaker at Meeting]

PROTESTS 1 [Within Notification 8-23-01 PC]

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.

2. A Site Development Plan Review application shall be approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate 30 feet of right-of-way adjacent to this site for Haley Avenue, 30 feet for Wittig Avenue, 40 feet for Teepee Lane and a 20-foot radius on the southwest corner of Wittig Avenue and Teepee Lane prior to the issuance of any permits.

McSwain -

**APPROVED, SUBJECT TO CONDITIONS AND ADDED CONDITION THAT THE CONSTRUCTION ACCESS SHALL BE ACCEPTABLE TO STAFF**

**Unanimous**

LAURA MARTIN, Planning and Development, explained that the subject site is designated R (Rural Density Residential) and L (Low Density Residential) on the Centennial Hills Sector of the General Plan. This is consistent with the proposed R-PD3 and R-PD5 zoning designations. Staff finds the proposed residential development will allow the maximum density of 3.48 and 5.49 units per acre respectively, which is comparable to the intensity of the surrounding general plan designation. Staff recommended approval.

ATTORNEY TOM AMICK, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, stated that the zone change request is for 20 acres located between Grand Canyon and Tee Pee Lane on the east and west, and Wiggitt Avenue and Haley Avenue on the north and south. The western five acres are designated rural on the plan, and the request is for an R-PD3. The remaining 15 acres allow up to five and half units an acre and the request is for an R-PD5. Therefore, they are in conformance with the plan. He concurred with all staff's conditions.

CHAIRMAN MAN GALATI declared the Public Hearing open.

STEPHAN PURDY, 9615 Haley Avenue stated that the residents are disappointed that they lost the two-unit per acre zoning on the east side of Grand Canyon Drive. He hopes that everything that is developed in this area will conform to what exists in this particular area. He asked that the construction traffic be restricted from Grand Canyon Drive, and that Tee Pee Lane be developed all the way to Rome Boulevard. Construction workers do not adhere to the speed limit.

TODD FARLOW, 240 North 19<sup>th</sup> Street, asked if the roads are paved. The dust from these unpaved roads are a health hazard to Valley residents.

CHAIRMAN GALATI declared the Public Hearing closed.

ATTORNEY AMICK replied that he would be happy to speak with MR. PURDY regarding the various options for the construction traffic and his concerns regarding Grand Canyon Drive.

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 86

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**Z-0058-01 - WESTVIEW, LIMITED LIABILITY  
COMPANY ON BEHALF OF R/S  
DEVELOPMENT**

4. Construct half-street improvements including appropriate overpaving, if legally able, on Wittig Avenue, Teepee Lane and Haley Avenue concurrent with development of this site. Install all appurtenant underground facilities, if any, needed for the future traffic signal system concurrent with development of this site. Tee Pee Lane shall be constructed to comply with all applicable Town Center standards.

5. Provide two lanes of paved, legal access to this site prior to occupancy of any units within this development.

6. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend oversized public sewer in Deer Springs Way from El Capitan to Teepee Lane, and extend public sewer in Teepee Lane to the north edge of this property and in Haley Avenue to the western edge of this site to a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic

DAPHNEE LEGARZA, Public Works, discussed with COMMISSIONER McSWAIN that Tee Pee Lane is not constructed at this time. In fact, staff requested that the applicant provide two lanes of paved legal access prior to occupancy of the units. Even though Tee Pee Lane is proposed as an 80-foot collector road, it functions as a 60-foot collector road. COMMISSIONER McSWAIN pointed out in the past other developers have been required to provide temporary paving for the construction traffic to help mitigate the dust issue before construction begins. MS. LEGARZA replied that it might be a Clark County Health District PM10 requirement. ATTORNEY AMICK added that the dust issue is usually addressed during the permits request process. DEPUTY CITY ATTORNEY BRYAN SCOTT indicated that that is a requirement of another agency and that the Board cannot enforce another agency's requirement. However, he suggested that Public Works look into whether there has to be some type of temporary paving.

COMMISSIONER BUCKLEY recommended that a condition be added that the construction access be acceptable to staff. ATTORNEY AMICK concurred with the request.

NOTE: See Item B-23 for related discussion.

**To be heard by the City Council on October 3, 2001.**

(9:11 – 9:21) 2-3110/3-1

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 87

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**Z-0058-01 - WESTVIEW, LIMITED LIABILITY  
COMPANY ON BEHALF OF R/S  
DEVELOPMENT**

APPROVED

Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

AGENDA & MINUTES

Page 88

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**Z-0058-01 - WESTVIEW, LIMITED LIABILITY  
COMPANY ON BEHALF OF R/S  
DEVELOPMENT**

responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits or the recordation of a final map, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.

9. The final layout of this site shall be determined with the Tentative Map.

APPROVED

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

AGENDA & MINUTES

Page 89

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**B-23.**

**Z-0058-01(1) - WESTVIEW, LIMITED  
LIABILITY COMPANY ON BEHALF OF R/S  
DEVELOPMENT**

Request for a Site Development Plan Review FOR A PROPOSED 100-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on approximately 20 acres at the southwest corner of Wittig Avenue and the Tee Pee Lane Alignment (APN: 125-19-501-011, 012, 013, 014, 125-19-601-002 and 003), U (Undeveloped) Zone [R (Rural Density Residential) and L (Low Density Residential) General Plan Designations] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre) and R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 6 (Mack).

NOTICES MAILED 79 [Mailed with Z-0058-01]

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

*Planning and Development*

1. The City Council shall approve a Rezoning (Z-0058-01) to R-PD3 (Residential Planned Development –3 Units per Acre) and R-PD5 (Residential Planned Development –5 Units per Acre) Zoning Districts.

2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

3. The site plan shall be revised to depict an enlarged common open space area, in compliance with Title 19A.06.040.

**McSwain -  
APPROVED, SUBJECT TO CONDITIONS AND ADDED  
CONDITION?????**

**Unanimous**

LAURA MARTIN, Planning and Development, stated that access to the site will be via two gated entrances from Tee Pee Lane and Haley Avenue. All proposed lots will be accessed from 39-foot wide private streets, six-foot wide landscape planters are indicated along Haley Avenue, Tee Pee Lane, Wittig Avenue. The proposed development will consist of 100 lots with typical lot sizes ranging from 4500 square feet for the R-PD5 section and to 10,850 square feet for the R-PD3 portion. Staff finds the proposed front and rear setback of 18 feet and 10 feet respectively are not appropriate for the proposed densities. Therefore, staff recommended a condition to provide 18-foot front setbacks to the house, 20-foot front setbacks to the garage, and 15-foot rear setbacks. The landscape plan indicates two common open space areas, one at the north area and one at the south end of the site, totaling 71,493 square feet. The proposed development within an R-PD requires 71,869 square feet as per the Las Vegas Municipal Code. Therefore, this site is not in compliance with the open space requirement. Staff recommended a condition to revise the site plan to depict open space that meets the requirements of Title 19A. Staff recommended approval, subject to conditions.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

There was no further discussion.

NOTE: See Item B-22 for related discussion.

**To be heard by the City Council on October 3, 2001.**

(9:11 – 9:21) 2-3110/3-1

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 90

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**Z-0058-01(1) - WESTVIEW, LIMITED  
LIABILITY COMPANY ON BEHALF OF R/S  
DEVELOPMENT**

APPROVED

4. The setbacks for this development shall be a minimum of:

Front (to House)	18	Feet
Front (to Garage)	20	Feet
Side	5	Feet
Corner Side	10	Feet
Rear	15	Feet

5. The landscape plan shall be submitted prior to or at the same time application is made for a building permit to depict streetscape landscaping that meets the intent of the Las Vegas Urban Design Guidelines and Standards in regard to tree and shrub size (minimum 24-inch box trees and 5-gallon shrubs), and indicate the use and proposed landscaping for the two common open space areas.

6. The applicant shall have constructed a six-foot high decorative block wall, with at least 20 percent contrasting materials, along the street frontages. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

7. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.

9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 91

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**Z-0058-01(1) - WESTVIEW, LIMITED  
LIABILITY COMPANY ON BEHALF OF R/S  
DEVELOPMENT**

APPROVED

10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.

11. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access drives, if proposed, shall be designed, located, and constructed in accordance with Standard Drawing #222a.

13. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

14. A Master Streetlight Plan for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.

15. A Homeowner's Association shall be established to maintain all perimeter walls, landscaping, private drives and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

16. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-0058-01 on this same agenda; and all other site-related actions.

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 92

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**B-24.**

#### Z-0060-01 - CHETAK DEVELOPMENT

Request for a Rezoning FROM: C-1 (Limited Commercial) TO: C-2 (General Commercial) Zone on approximately 2.36 acres on the northwest corner of Sahara Avenue and Paradise Road (APN: 162-03-411-009, 010, and 011), PROPOSED USE: TATTOO PARLOR, Ward 3 (Reese).

NOTICES MAILED 90 [Mailed with U-0114-01]

APPROVALS 0  
1 [Speaker at Meeting]

PROTESTS 1 [Within Notification]

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

#### Planning and Development

1. A Resolution of Intent with a one year time limit.

#### Public Works

2. Remove all substandard public street and alley improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. (Public Works)

#### **Buckley - DENIED**

**Motion carried with Truesdell abstaining because he has an economic interest in the property in question**

JOEL McCULLOCH, Planning & Development Department, stated that the proposed rezoning to C-2, General Commercial, will not be compatible to the adjacent uses, which include Office to the east and multi-family to the north. Furthermore, this zone change will set a negative precedent as currently no other properties along Paradise Road are zoned C-2. Therefore, staff recommended denial.

DENNIS WATTS, Chetak Development, 3800 Howard Hughes Parkway, 17<sup>th</sup> Floor, appeared on behalf of the landowner. He pointed out that this area is changing. In fact, tattoo parlors are very common in this area, which are very popular with tourists. There is adequate parking, there is no health or safety concerns regarding the tattoo parlor, and the only issue seems to be the C-2 zoning.

MR. WATTS rebutted staff's concern regarding the C-2 zoning not being appropriate adjacent to Office by indicating that a monorail is planned along the east side of Paradise Road. This would mean that those offices would no longer be there once the monorail is constructed. This particular piece of property is included in the 2020 Centennial Plan as a North Strip designation, which supports C-2 zoning.

The prior owner and the tenants of the center made a significant investment to refurbish this property and its stores. Additionally, the owner always looks for tenants, such as the proposed tattoo parlor, who has an impeccable and successful business. He has several locations throughout the Valley and has never had any problems.

MIKE WEINBERG, 850 South Boulder Highway, Henderson, stated that he has eight locations, five in the City and three in the County. He has never been cited by either Metro or the Health Department. In fact, he has helped write the Department of Health regulations for the process of test taking. At one time tattoo parlors were allowed in C-1 zoning. MR. WEINBERG described the difference between tattooing and permanent make-up. Permanent make-up is allowed in the C-1 zoning, tattooing is not, but yet they use the same equipment and is all done on the skin.

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 93

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

#### Z-0060-01 - CHETAK DEVELOPMENT

The only exception is that permanent make-up uses pigments and tattooing uses ink. He is licensed for permanent make-up tattooing, but because he also does body piercing, the zone change is required. He brings a lot of business in this area and the area will benefit from his customers.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared in support of the application. The proposed tattoo parlor is an appropriate use at this location.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER BUCKLEY indicated that the issue is not about tattooing, but whether this should be zoned C-2. He does not believe the zoning should be changed to C-3.

COMMISSIONER BUCKLEY disclosed that his firm represents the monorail company. However, it does affect his decision making on this issue. He added that no one can predict what will happen on the east side of Paradise Road because it will be a while until the monorail is constructed. He believes that allowing C-2 on the west side of Paradise Road would be a very significant change and there needs to be some plan for this area.

COMMISSIONER EVANS indicated that some tattoo parlors sell paraphernalia and he verified with MR. WEINBERG that it would be his intention to sell other items, but those items are legal. They would be items that fit with his business. MR. WATTS added that less than 10% of MR. WEINBERG's retail area is designated as a smoke shop, and a smaller portion designated as paraphernalia.

CHAIRMAN GALATI discussed with COMMISSIONER EVANS that his understanding is that if this property is rezoned to C-2 that the entire site could be opened to other uses that are allowed in C-2. He asked whether it is possible to initiate a text amendment to allow special use permit in C-1 zone for this type of use. MR. McCULLOCH replied that that would be possible if the Commission desires.

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 94

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

#### Z-0060-01 - CHETAK DEVELOPMENT

DEPUTY CITY ATTORNEY BRYAN SCOTT discussed with COMMISSIONER McSWAIN that there are certain C-2 uses that would require a Special Use Permit. However, those other permitted uses, the Planning Commission and City Council would have to determine whether those uses are harmonious and compatible with the surrounding neighborhood and adjacent developments.

COMMISSIONERS BUCKLEY and McSWAIN agreed that granting the C-2 zoning would set a precedent, and asked staff how hard the process would be for a text amendment. ROBERT GENZER, Planning & Development Department, replied that it would be a matter of staff going back and preparing a text amendment, and possibly bringing it back within six weeks before the Planning Commission. However, the issue is whether or not, the text amendment would receive enough positive votes by the City Council given the recent history of this particular use in a C-1 zone, and the fact that the code was already changed to prevent tattoo parlors from being in C-1.

There was no further discussion.

NOTE: See Item B-25 for related discussion.

**To be heard by the City Council on October 3, 2001.**

(9:21 - 9:49) 3 - 33

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 95

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**B-25.**

#### U-0114-01 - CHETAK DEVELOPMENT

Request for a Special Use Permit FOR A TATTOO PARLOR at 2206 Paradise Road (APN: 162-03-411-009), C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial)], Ward 3 (Reese).

NOTICES MAILED 90 [Mailed with Z-0060-01]

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

#### Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0060-01) to C-2 (General Commercial).
2. If this Special Use Permit is not exercised within two years of the approval, this Special Use Permit shall be void unless an Extension of Time is granted.
3. All City Code requirements and all City departments' design standards shall be met.

#### **Buckley - DENIED**

**Motion carried with Truesdell abstaining because he has an economic interest in the property in question**

JOEL McCULLOCH, Planning & Development Department, indicated that staff finds that the request for a tattoo parlor is not allowed in the current C-1 Zoning District, and that the rezoning to a C-2 would have to be approved in order to validate this application. Staff recommended denial of the rezoning request to C-2. Staff finds that this use could be operated in a manner that is compatible with the existing and future land uses in the vicinity of this proposal, but recommends that the applicant pursue a different course in which to establish the proposed tattoo parlor. Therefore, staff recommended denial of the request for the Special Use Permit.

DENNIS WATTS, Chetak Development, 3800 Howard Hughes Parkway, 17<sup>th</sup> Floor, appeared on behalf of the landowner.

MIKE WEINBERG, 850 South Boulder Highway, Henderson, was present.

CHAIRMAN GALATI declared the Public Hearing open.

CHAIRMAN GALATI directed staff to look into a text amendment to allow this use in the C-1 Zone. MR. McCULLOCH replied that he would schedule that issue to be discussed on the September 20, 2001 Planning Commission meeting. COMMISSIONER BUCKLEY asked that as part of the report, staff ascertain how the other jurisdictions are approaching these uses.

CHAIRMAN GALATI declared the Public Hearing closed.

There was no further discussion.

NOTE: See Item B-24 for related discussion.

#### **Final Action**

(9:21 - 9:49) 3 - 33

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

AGENDA & MINUTES

Page 96

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**B-26.**

**V-0061-01 - THE SALVATION ARMY**

Request for a Variance TO ALLOW A ZERO FOOT SIDE SETBACK WHERE TEN FEET IS THE MINIMUM SETBACK ALLOWED FOR PROPOSED DORMITORY BUILDING at 35 West Owens Avenue (APN: 139-27-502-002), M (Industrial) Zone, Ward 5 (Weekly).

NOTICES MAILED 142 [Mailed with SD-0051-01]

APPROVALS 0

PROTESTS 0  
1 [Speaker at Meeting]

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. If this Variance is not exercised within two (2) years from the date of approval by the City Council it will become void unless an Extension of Time is granted by the City Council.

2. The applicant shall have approved by the Planning Commission an additional Variance to allow a 5-foot front yard setback where 10-feet is the minimum setback allowed, prior to the issuance of any building permits.

3. City Code requirements and design standards of all City Departments which are not affected by approval of this Variance must be satisfied.

**Goynes -  
DENIED**

**Motion carried with Quinn, Buckley and McSwain voting NO**

JOEL McCULLOCH, Planning and Development, explained that there are no unique or extraordinary circumstances associated with this site. However, staff notes that several other buildings on the subject site were constructed on or near the property lines. However, staff recommended denial.

LEO BURNS, Architect, 1009 Casino Center Boulevard South, appeared on behalf of the owner. He pointed out that it is necessary for the Salvation Army to maximize the use of this particular site. They need to keep the existing kitchen and dining area open during the proposed construction. By putting the wall on the west property line allows the Salvation Army not to interrupt the services being provided in the existing dining room and kitchen. Once the construction is completed the interior wall can be removed.

The dormitory building is 10 feet off the property line. The existing building, which is the existing kitchen, is set five feet back from the angle. The remainder of the dormitory building is 20 feet off the property line and the building directly east of it is the existing day shelter and that is only two feet off the property line. The precedent has already been set within those property lines. This was not an issue when he attended the pre-application conference. He reiterated that the main portion of the building will be 10 feet off of the property line and the stairwell is only five feet within the property line. The landscaping will conform to the City of Las Vegas standards.

MR. BURNS verified for COMMISSIONER McSWAIN that the landscaping depicted in the photographs already exists. MR. McCULLOCH indicated that staff's conditions do not address landscaping along Owens Avenue. Staff is more concerned about the parking area closest to the building.

CHAIRMAN GALATI declared the Public Hearing open.

JACK LINDELL, 7630 West Eldora Avenue, noted that it is apparent that the buildings are existing and that the additions to the buildings and the constraints of the location of the kitchen require the addition to go into certain areas only. This could be a legal hardship because if it went the other way it would reduce the parking to a facility that needs it. He believes that in a M-1 Zone it is appropriate for a zero lot line, as long as they comply with the fire codes.

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 97

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

#### V-0061-01 - THE SALVATION ARMY

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER BUCKLEY indicated that this parcel is unique in that abuts the railroad and justification for the Variance.

COMMISSIONER GOYNES commented that the abutting railroad seems to be the only railroad stop in town for the homeless. The Salvation Army should take the burden away from Ward 5 by looking for other parcels within other Wards. COMMISSIONER EVANS stated that the value of the Salvation Army is not in question. However, his concern is the reduction of the required perimeter landscaping. MR. BORNS reiterated that he will provide the required landscaping to City's standards.

COMMISSIONER GALATI pointed out that Shade Tree and Catholic Charities were made to conform to the new landscaping and appropriate setbacks requirements. MR. McCULLOCH explained that the reduction of the required perimeter landscaping is due to the applicant's request for a zero rear yard setback. The only issue for the Variance before the Board is the side yard setback. The applicant would need to apply for a new Variance application to request the front yard setback because it was not addressed in this application.

COMMISSIONER GOYNES moved to follow staff's recommendation for denial.

There was no further discussion.

NOTE: See Item B-27 for related discussion.

**To be heard by the City Council on October 3, 2001.**

(9:49 - 10:07) 3 - 931

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 98

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**B-27.**

**SD-0051-01 - THE SALVATION ARMY**

Request for a Site Development Plan Review FOR A PROPOSED 39,180 SQUARE FOOT DORMITORY, A 3,120 SQUARE FOOT CHAPEL AND FOR A REDUCTION OF THE REQUIRED PERIMETER LANDSCAPING REQUIREMENTS on 5.44 acres at 35 West Owens Avenue (APN: 139-27-502-002), M (Industrial) Zone, Ward 5 (Weekly).

NOTICES MAILED 142 [Mailed with V-0061-01]

APPROVALS 0

PROTESTS 0  
1 [Speaker at Meeting]

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

2. If the associated Variance (V-0061-01) is not approved, the site plan shall be revised to depict a minimum ten-foot setback along the side property line.

3. The applicant shall have a Variance approved to allow a five-foot front setback where ten feet is the minimum setback allowed, prior to the issuance of any building permits. If this variance application is not approved, the site plan shall be revised to depict a minimum ten-foot setback along the front property line.

4. The landscape plan shall be amended to depict the type, number, and placement of all proposed landscaping on the plan.

**Goynes -  
DENIED**

**Motion carried with Quinn, Buckley and McSwain voting NO**

JOEL McCULLOCH, Planning and Development, stated that the submitted Site Development Plan Review does not conform to Title 19A with regard with required setbacks in the industrial zoning district and that the landscape plan does not conform to the requirements of the landscape and buffering guidelines and recommended denial. If the Planning Commission opts to approve this application, staff would request that Condition #4 be deleted from the Site Plan Review.

LEO BORNS, Architect, 1009 Casino Center Boulevard South, appeared on behalf of the owner.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

There was no further discussion.

NOTE: See Item B-26 for related discussion.

**To be heard by the City Council on October 3, 2001.**

(9:49 - 10:07) 3 - 931

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 99

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

#### **SD-0051-01 - THE SALVATION ARMY**

**DENIED**

5. The landscape plan shall be amended to depict two additional 24-inch box trees planted adjacent to the northeast face of the proposed chapel. In addition, the proposed parking lot shall have five additional 24-inch box trees planted within the landscape finger islands.

6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

10. All City Code requirements and design standards of all City departments must be satisfied.

11. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

#### **Public Works**

12. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 100

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

#### **SD-0051-01 - THE SALVATION ARMY**

**DENIED**

13. Provide a copy of a recorded Joint Access between this site and the adjoining parcel to the east prior to the issuance of any permits.

14. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Any new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

15. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 101

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

#### **SD-0051-01 - THE SALVATION ARMY**

**DENIED**

devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

16. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.

17. Landscape and maintain all unimproved right-of-way on Owens Avenue adjacent to this site.

18. Submit an Encroachment Agreement for all landscaping and private improvements located in the Owens Avenue public right-of-way adjacent to this site prior to occupancy of this site.

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

AGENDA & MINUTES

Page 102

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**B-28.**

**V-0063-01 - TRIUMPH PROPERTIES, LIMITED  
LIABILITY COMPANY**

Request for a Variance TO ALLOW A PERIMETER BLOCK WALL AND SECURITY GATES TO A HEIGHT OF TEN FEET WHERE SIX FEET IS THE MAXIMUM HEIGHT ALLOWED at 751 North Tenaya Way (APN: 138-27-311-041), R-PD16 (Residential Planned Development - 16 Units Per Acre), Ward 2 (L.B. McDonald).

NOTICES MAILED 414

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

*Planning and Development*

1. This Variance shall be amended to allow an eight-foot tall wall, consisting of a six-foot high component of decorative block topped with a two-foot tall component of wrought iron.
2. If the Review of Condition [Z-0108-94(3)] is not approved, this Variance shall be null and void.
3. If this Variance is not exercised within two (2) years after the approval by City Council, then this Variance shall be void unless an Extension of Time is granted.
4. Submit complete plans and structural calculations to the Department of Building and Safety for review and permit.
5. Provide a copy of a recorded Joint Access between this site and the adjoining parcel to the south prior to the issuance of any permits.
6. All City Code requirements and design standards of all City departments must be satisfied.

**Truesdell -  
ABEYANCE TO SEPTEMBER 20 2001 PLANNING  
COMMISSION MEETING.**

**Unanimous**

JOEL McCULLOCH, Planning and Development, stated that this Variance and related Item C-2, Z-0108-94(3), Review of Condition at 751 North Tenaya Way have been asked by the applicant that they be held in abeyance until the 9/20/01 Planning Commission meeting. The applicant needs additional time to revise their proposal.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

There was no further discussion.

**To be heard by the Planning Commission on  
September 20, 2001.**

(6:07 - 6:09) 1 -159

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 103

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**V-0063-01 - TRIUMPH PROPERTIES, LIMITED  
LIABILITY COMPANY**

7. City Code requirements and design standards of all City Departments, which are not affected by approval of this Variance, must be satisfied.

**Public Works**

8. Meet with the Traffic Engineering Representative in Land Development for assistance in the redesign of the proposed gated access drives abutting Tenaya Way. Gated access drives shall meet the intent of Standard Drawing #222a, i.e. the proposed gates must be situated such that a vehicle denied access through the gates can turn around on site without backing out onto the public right-of-way. Comply with the recommendations of the Traffic Engineering Representative prior to the issuance of any permits. If the site plan cannot accommodate an acceptable gating plan, gates may not be allowed on this site.

**ABEYANCE TO SEPTEMBER 20 2001 PLANNING  
COMMISSION MEETING**

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 104

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**B-29.**

**U-0059-96(1) - DENNIS A. PERRI, ET AL ON  
BEHALF OF ELLER OUTDOOR ADVERTISING  
COMPANY**

Required Five Year Review on an approved Special Use Permit which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign to replace an existing 12 foot x 24 foot off-premise advertising (billboard) sign on the west side of Rancho Drive, approximately 75 feet north of Jones Boulevard (APN: 138-11-502-003), C-2 (General Commercial) Zone, Ward 6 (Mack).

NOTICES MAILED 260

APPROVALS 0  
1 [Speaker at Meeting]

PROTESTS 1 {Within Notification}

STAFF RECOMMENDATION: APPROVAL,  
subject to:

*Planning and Development*

1. This Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise advertising (billboard) sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.

**Buckley -  
APPROVED, SUBJECT TO CONDITIONS  
Unanimous**

LAURA MARTIN, Planning and Development, noted that the continued off-premise billboard sign use on the subject site is appropriate, and that the vicinity has not changed substantially in the past five years. The continuation of the billboard will be appropriate subject to a two-year review. Therefore, staff recommended approval.

RVAN NOSTRANT, 1211 West Bonanza Road, appeared on behalf of Clear Channel Outdoor, and asked whether the Board would consider a longer review period than two years.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared in support of the application, but believes that the billboards should have a shorter review period as the area keeps changing. He commended the outdoor company for providing the best advertising for bus shelters.

CHAIRMAN GALATI declared the Public Hearing closed.

There was no further discussion.

**To be heard by the City Council on October 3, 2001.**

(10:08 - 10:12) 3 - 1646

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

AGENDA & MINUTES

Page 105

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**U-0059-96(1) - DENNIS A. PERRI, ET AL ON  
BEHALF OF ELLER OUTDOOR ADVERTISING  
COMPANY**

3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

APPROVED

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 106

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**B-30.**

**U-0082-99(1) - JERRY KAUFMAN ON  
BEHALF OF JON FOSTER**

Required Two Year Review on an approved Special Use Permit which allowed a Bail Bond Service at 605 South Casino Center Boulevard (APN: 139-34-311-059), C-2 (General Commercial) Zone, Ward 3 (Reese).

NOTICES MAILED 107

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL,  
subject to:

Planning and Development

1. All City Code requirements and all City departments' design standards shall be met.

2. Site development to comply with all applicable conditions of approval for Special Use Permit (U-0082-99) and all other subsequent site-related actions as required by the Planning and Development Department and the Department of Public Works.

**Buckley -**

**APPROVED, SUBJECT TO CONDITIONS WITH AN ADDED  
CONDITION THAT THE APPLICANT WORK WITH  
PLANNING STAFF ON A MORE APPROPRIATE COLOR  
SCHEME FOR THE SIGNAGE**

**Unanimous**

LAURA MARTIN, Planning & Development Department, stated that the original approval of the Special Use Permit required the two-year review to ensure the appropriateness of the Bail Bond use in the area. The Bail Bond service opened in January of 2000 and has been a continuous operation since that date. Staff finds the existing Bail Bond service has demonstrated to be an appropriate use for this site and recommends no further review. Therefore, staff recommended approval.

JERRY KAUFMAN, 605 South Casino Center Boulevard, and JOHN FOSTER were present. MR. KAUFMAN thanked staff for their help.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER BUCKLEY verified that the existing red, white and blue sign was approved. He feels that the sign seems out of character for this area. MR. KAUFMAN added that it was done according to staff's recommendation when they went through the permit process.

COMMISSIONER McSWAIN asked the reason for the original review. MR. KAUFMAN replied that his recollection is that this as a permitted use within that area and that the code had been changed, and that bonds businesses required a Special Use Permit. There has not been any criminal activity or complaints, especially since he works together with Code Enforcement to keep the area clean. In fact, there has definitely been a significant difference since he has been at this location.

COMMISSIONER McSWAIN suggested another review since she received letters from people in the area that do not feel the use is appropriate because neighborhood has changed. MR. KAUFMAN rebutted that he was not aware of any letters. MR. FOSTER added that the bail bond office is appropriate for this location, especially with the expansion of the Justice Center.

**PLANNING COMMISSION**

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

**AGENDA & MINUTES**

Page 107

COUNCIL CHAMBERS • 400 STEWART AVENUE

**ITEM**

**ACTION**

--	--	--

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 108

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

U-0082-99(1) - JERRY KAUFMAN ON  
BEHALF OF JON FOSTER

COMMISSIONER BUCKLEY indicated that the applicant work with Planning staff to come up with an appropriate color scheme for the sign.

There was no further discussion.

**To be heard by the City Council on October 3, 2001.**

(10:12 - 10:19) 3 - 1747

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

AGENDA & MINUTES

Page 109

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**B-31.**

**U-0115-01 - ROSE WHITESIDE LIVING TRUST ON BEHALF OF STEVEN GIBSON**

Request for a Special Use Permit FOR A PROPOSED SECOND-HAND DEALER at 625 Las Vegas Boulevard South (APN: 139-34-410-182), C-2 (General Commercial) Zone, Ward 5 (Weekly).

NOTICES MAILED 120

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. If this Special Use Permit is not exercised within one (1) year after the approval, the Special Use Permit shall be void unless an Extension of Time is granted.

2. Conformance to all Minimum Requirements under Title 19A.04.050 for secondhand dealer.

3. The use shall comply with the applicable requirements of Title 6 of the Las Vegas Municipal Code.

4. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

5. Dedicate 5 feet of right-of-way adjacent to this site for Las Vegas Boulevard prior to occupancy of this site.

6. Remove all substandard public street and alley improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site.

**Buckley -**

**APPROVED, SUBJECT TO CONDITIONS AND ADDED CONDITION THAT ALL EXISTING SIGNAGE SHALL BE REMOVED AND THAT ALL NEW SIGNAGE SHALL MEET THE CITY CODE REQUIREMENTS**

**Unanimous**

LAURA MARTIN, Planning & Development Department, explained that the applicant's justification letter states that the proposed building had been previously used for this type of business. Additionally, the applicant is relocating his business due to the sale of the property he leases and would like to relocate in the general areas so that he does not lose any clientele. The sale of secondhand merchandise is allowed in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit, subject to compliance to a specific condition stated in Title 19A. Staff finds the proposed secondhand dealer use will be established in an existing building and will be compatible with the adjacent commercial use. Staff finds the proposed use, with the incorporation of the recommended conditions, will be in conformance with the requirements set forth in the Las Vegas Zoning Code. Staff recommended approval.

STEVE GIBSON, 700 Bonita Avenue, stated that he has remained within this area, but has moved his business three times. When the property owner was going to sell to First Security Bank, he leased another building. In fact, this building has already been used for the same type of business. The previous operator closed the store and it has been empty for two years. MR. GIBSON pointed out that he has repaired the roof, the interior, and replaced the windows. He concurred with staff's recommendation.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER McSWAIN discussed with MR. GIBSON that the existing building signs were left by the previous operator, but he will be removing those signs and replacing a more professional sign. COMMISSIONER BUCKLEY recommended that a specific condition be included to mitigate signage.

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 110

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**U-0115-01 - ROSE WHITESIDE LIVING TRUST ON BEHALF OF STEVEN GIBSON**

7. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new driveways or modifications to existing driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222a and shall also receive approval from the Nevada Department of Transportation.

JOEL McCULLOCH, Planning & Development Department, suggested a condition that all existing signage be removed and that all new signage meet the City Code requirements.

COMMISSIONER TRUEDELL commented that other buildings in this area have signs that are 10 years old. This particular area is the gateway to the City, and if the signage issue is not addressed today, there will be very little leverage to get the other buildings to upgrade their signs.

ROBERT GENZER, Director, Planning & Development Department, announced that the City is currently working on a façade improvement program along Las Vegas Boulevard. Additionally, there are some monies available, through the Department of Neighborhood Services, for that purpose. He indicated that this might be a help to the applicant and his business.

There was no further discussion.

**To be heard by the City Council on October 3, 2001.**

(10:19 - 10:30) 3 - 2075

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

AGENDA & MINUTES

Page 111

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**B-32.**

**U-0116-01 - RONALD AND JUDITH VITTO, ET AL**

Request for a Special Use Permit FOR A PROPOSED 396-UNIT RESIDENCE HOTEL at 4339 North Rancho Road (APN: 138-02-701-009), C-2 (General Commercial) and R-E (Residence Estates) Zones under Resolution of Intent to C-2 (General Commercial), Ward 6 (Mack).

NOTICES MAILED 315 [Mailed with Z-0137- 94(4)]

APPROVALS 0

PROTESTS 1 [With Notification]  
3 [Speakers at Meeting]  
71 [Petition]

STAFF RECOMMENDATION: APPROVAL, subject to:

*Planning and Development*

1. If this Special Use Permit is not exercised within two years of this approval, this Special Use Permit shall be null and void unless an Extension of Time is granted.

2. All City Code Requirements and all City Departments design standards shall be met.

3. A Site Development Plan Review application shall be approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

**Goynes**

**ABEYANCE TO SEPTEMBER 6 2001 PLANNING COMMISSION MEETING. APPLICANT TO PAY FOR RENOTIFICATION**

**Unanimous with BUCKLEY abstaining because he represents a client that owns property across from the property in question**

JOEL McCULLOCH, Planning and Development, stated that the applicant requested that the Special Use Permit and the companion Site Development Plan be held in abeyance until the 9/6/01 Planning Commission meeting in order to hold a neighborhood meeting. However, staff requested that these items be held to the 9/20/01 Planning Commission Meeting so that these items can remain with the same Planning Commission team.

ASHLEY HALL, Ashley Hall and Associates, 5550 East Charleston Boulevard, Suite H, appeared on behalf of the applicant and concurred with the 9/20/01 abeyance date. MR. HALL explained that the applicant would like to meet with the neighbors, but has not been able to do until now due to family illness.

CHAIRMAN GALATI declared the Public Hearing open.

COMMISSIONER GOYNES read into the record oppositions from EUGENE and PATTY ROLFE, 4117 Montemesa Circle, and GERRY BLANDORI, 4233 Jory Trail, which he received via fax and e-mail.

FRED HOUGLAND, 4333 North Torrey Pines Drive, stated that the proposed three-story structure would face directly into his house. Also, the structure would impact the residents on Jory Trail whose backyards will be subject to the second and third floor's view of the project. The residents have always been willing to meet with the developer and applicant. A three-story residence hotel with kitchenette is not appropriate for this neighborhood. The southbound traffic on Rancho Road is horrific and will increase the traffic northbound. Additionally, this type of project would increase crime in the area. He pointed out in the year 2000 there were five service calls for police for the Smiths supermarket and 770 calls at Budget Suites located on Rancho Drive.

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 112

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**U-0116-01 - RONALD AND JUDITH VITTO, ET AL**

CHAIRMAN GALATI declared the Public Hearing closed.

MR. STEVE, 6500 Roy Rogers Drive, wanted to ensure that the developer would meet with the area residents. COMMISSIONER GALATI suggested that the applicant obtain the names and telephones numbers of those residents present.

JAMES ENSLEY, 4217 Jory Trail, stated that he already met with the developer, but that he would be willing to meet with him again.

COMMISSIONER QUINN reminded the applicant to obtain the names and telephone numbers of those residents present. COMMISSIONER GALATI and GOYNES discussed that the applicant shall pay the renotification fee.

There was no further discussion.

**To be heard by the Planning Commission on September 20, 2001.**

(6:09 - 6:18) 1 - 198

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 113

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**B-33.**

**Z-0137-94(4) - RONALD AND JUDITH VITTO, ET AL**

Request for a Site Development Plan Review FOR A PROPOSED 396-UNIT RESIDENCE HOTEL at 4339 North Rancho Road (APN: 138-02-701-009), C-2 (General Commercial) and R-E (Residence Estates) Zones under Resolution of Intent to C-2 (General Commercial), Ward 6 (Mack).

NOTICES MAILED 315 [Mailed with U-0116-01]

APPROVALS 0

PROTESTS 1 [With Notification]  
3 [Speakers at Meeting]  
71 [Petition]

STAFF RECOMMENDATION: APPROVAL, subject to:

*Planning and Development*

1. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.

2. Submit a revised site plan for staff review that reduces the building in the southwest corner of the site to two-stories, in order to comply with residential adjacency standards.

3. Submit a revised site plan for staff review the depicts a median in Torrey Pines Drive, and that depicts a right turn out only drive onto Torrey Pines Drive.

4. Submit a revised site plan for staff review that depicts an eight foot tall decorative block wall around the perimeter of the site, with the exception of along Rancho Drive, which shall be an eight-foot tall wrought iron fence.

Goynes

**ABEYANCE TO SEPTEMBER 6 2001 PLANNING COMMISSION MEETING. APPLICANT TO PAY FOR RENOTIFICATION**

**Unanimous with BUCKLEY abstaining because he represents a client that owns property across from the property in question**

JOEL McCULLOCH, Planning and Development, stated that the applicant requested that the Special Use Permit and the companion Site Development Plan be held in abeyance until the 9/6/01 Planning Commission meeting in order to hold a neighborhood meeting. However, staff requested that these items be held to the 9/20/01 Planning Commission Meeting so that these items can remain with the same Planning Commission team.

Ashley Hall and Associates, 5550 East Charleston Boulevard, Suite H, appeared on behalf of the applicant, and concurred with the 9/20/01 abeyance date.

CHAIRMAN GALATI declared the Public Hearing open.

Testimony was taken under Item B-32.

CHAIRMAN GALATI declared the Public Hearing closed.

There was no further discussion.

NOTE: See Item B-32 for related discussion.

**To be heard by the Planning Commission on September 20, 2001.**

(6:09 - 6:18) 1 - 198

**PLANNING COMMISSION**

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

**AGENDA & MINUTES**

Page 114

COUNCIL CHAMBERS • 400 STEWART AVENUE

**ITEM**

**ACTION**

--	--	--

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 115

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

#### **Z-0137-94(4) - RONALD AND JUDITH VITTO, ET AL**

5. Submit a revised landscape plan that depicts eight foot wide planters on the north and south property lines and depicts 36-inch box trees 20 feet on center in the southwest corner of the site adjacent to the existing residential properties. All other trees shall be minimum 24-inch box trees and all shrubs shall be minimum 5-gallon.

6. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building.

7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

8. All exterior lighting shall meet the standards of LVMC section 19A.08.060(C).

9. All development shall be in conformance with the submitted site plan, landscape plans, and building elevations, except as amended by conditions.

10. Landscaping and a permanent underground sprinkler system shall be installed prior to occupancy and shall be permanently maintained in a satisfactory manner.

#### **Public Works**

11. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. Also, the proposed driveway accessing Rancho Drive shall receive approval from the Nevada Department of Transportation.

ABEYANCE TO SEPTEMBER 6 2001 PLANNING COMMISSION MEETING

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

AGENDA & MINUTES

Page 116

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

Z-0137-94(4) - RONALD AND JUDITH VITTO,  
ET AL

12. Site development to comply with all previous conditions of approval for Zoning Reclassification Z-137-94 and all other subsequent site-related actions.

ABEYANCE TO SEPTEMBER 6 2001 PLANNING  
COMMISSION MEETING

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 117

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**B-34.**

**U-0117-01 - WORLD ENTERTAINMENT CENTERS, LIMITED LIABILITY COMPANY ON BEHALF OF BOLA I, LIMITED LIABILITY COMPANY**

Request for a Special Use Permit FOR A PROPOSED 2,162 SQUARE FOOT TAVERN (LA SALSA) IN CONJUNCTION WITH NEONOPOLIS on the northwest corner of Fremont Street and Las Vegas Boulevard (APN: 139-34-513-003), C-2 (General Commercial) Zone, Ward 5 (Weekly).

NOTICES MAILED 242

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
2. Approval of this Special Use Permit does not constitute approval of a liquor license.
3. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
4. All City Code Requirements and all City departments' design standards shall be met.

**Goynes -  
APPROVED, SUBJECT TO CONDITIONS  
Motion carried with Buckley abstaining**

LAURA MARTIN, Planning & Development Department, noted the proposed tavern will be a part of the Neonopolis project and is within the Casino Center District of the Downtown Centennial Plan. Staff finds Title 19A waives the minimum distance requirements from protected uses and other taverns or comparable establishments, which are otherwise nonwaivable for any liquor establishment, which is proposed to be located on a parcel within the Downtown Casino Overlay District. Staff finds that the proposed tavern use within Neonopolis is appropriate for a high-density retail entertainment center and can be conducted in a manner that is harmonious and compatible with the existing surrounding land uses and those protected by the General Plan. Staff recommended approval.

MARC BRUCE, 201 West Liberty 3<sup>rd</sup> Floor, Reno, Nevada appeared on behalf of Bola I, LLC, and concurred with staff's recommendations. MIKE WALLER, World Entertainment Centers, 116 North 3<sup>rd</sup> Street, was also present.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

MR. BRUCE discussed with COMMISSIONER GOYNES that La Salsa will be a Mexican fresh grill restaurant that would probably have some seating. For the most part, food will be served on the counter.

COMMISSIONER TRUESDELL asked staff why this application requires a tavern license. JOEL McCULLOCH, Planning & Development Department, explained that the applicant wants the ability for the patrons to come in and have the ability to buy only a drink. If it were a supper club, the customers would have to order food in order to be served alcohol.

There was no further discussion.

**To be heard by the City Council on October 3, 2001.**

(10:30 - 10:34) 3 - 2540

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 118

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**B-35.**

**U-0118-01 - AMERCO REAL ESTATE  
COMPANY ON BEHALF OF JOSE MEYER**

Request for a Special Use Permit FOR A MINOR AUTO REPAIR GARAGE located approximately 460 feet south of Jones Boulevard and Rancho Drive (APN: 138-12-101-005), C-2 (General Commercial) Zone, Ward 6 (Mack).

NOTICES MAILED 162 [Mailed with SD-0049-01]

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. If this special use permit is not exercised within two years of this approval, this special use permit shall be null and void unless an Extension of Time is granted.

2. All City Code Requirements and all City Departments design standards shall be met.

3. All repair and service work shall be performed within a completely enclosed building.

4. Openings to the service bays shall not face public right-of-way and shall be designed to minimize the visual intrusion into adjoining properties.

5. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.

6. No outside storage of stock, equipment, or residual used equipment shall be located or stored in any open area outside of the enclosed building.

7. All disabled vehicles shall be stored in an area which is screened from view from the surrounding properties and adjoining streets. Vehicles shall not be stored on the property longer than 45 days.

**Quinn -  
APPROVED, SUBJECT TO CONDITIONS  
Unanimous**

JOEL McCULLOCH, Planning & Development Department, explained that staff finds that the proposed minor auto repair garage can be conducted in a manner that is harmonious and compatible with the existing and future uses, as dictated by the General Plan. Therefore, staff recommended approval.

JACK LINDELL, 7630 West Eldora Avenue, appeared on behalf of the applicant, JOSE MEYER, who was also present. MR. LINDELL concurred with staff's additional conditions. His concern however, is that the property is zoned C-2 (General Commercial) and when MR. MEYER went to have his site plan reviewed, he was told by staff that he needed a use permit. In C-2 Zoning there is no use permit required for a minor auto repair facility and MR. MEYER meets all of the minor auto repair facility requirements. MR. LINDELL added that he called Planning staff to ask why the use permit was required and he was told that on July 5<sup>th</sup>, 2001 the City Council adopted a policy that if there is a master plan that is of less density than the existing zoning, that they want a policy for the applicant to come in and voluntarily downzone his property to C-1 and obtain a use permit. He rebutted that the applicant meets all of the requirements for the existing C-2 Zoning, and asked that the applicant be refunded the fee he paid for the use permit.

DEPUTY CITY ATTORNEY BRYAN SCOTT explained that the Code does provide a conditional use in C-2 Zone for minor auto repair. ROBERT GENZER, Director, Planning & Development Department, further clarified that the City Council set a policy that when an application is submitted and the zoning does not conform to the General Plan, staff falls back to what the General Plan would otherwise allow. In this case, the General Plan is Service Commercial. C-2 Zoning, which exists is not allowed in Service Commercial; therefore C-1 would be the allowable zoning. In order to do minor auto repair in C-1 it requires a Special Use Permit. MR. LINDELL rebutted that the C-2 Zoning exists and the zoning takes precedence over the Master Plan or General Plan under Nevada Revised Statutes.

CHAIRMAN GALATI recommended that the Planning Commission take action on the item and sent it forward to the City Council, where it will be decided at that time if the use permit is not needed. MR. LINDELL replied that that would create a financial hardship for the applicant. There is no question that a use permit is not needed in a C-2 Zone.

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 119

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

U-0118-01 - AMERCO REAL ESTATE  
COMPANY ON BEHALF OF JOSE MEYER

COMMISSIONER GOYNES pointed out that the Planning Commission does not have the power to supersede what the City Council has already established as policy.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

There was no further discussion.

NOTE: See Item B-36 for related discussion.

**To be heard by the City Council on October 3, 2001.**

(10:34 - 10:43) 3 - 2756

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 120

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**B-36.**

**SD-0049-01 - AMERCO REAL ESTATE  
COMPANY ON BEHALF OF JOSE MEYER**

Request for a Site Development Plan Review FOR A PROPOSED 24,675 SQUARE FOOT MINOR AUTOMOTIVE REPAIR FACILITY on 2.10 acres located approximately 460 feet south of the intersection of Jones Boulevard and Rancho Drive (APN: 138-12-101-005), C-2 (General Commercial) Zone, Ward 6 (Mack).

NOTICES MAILED 162 [Mailed with U-0118-01]

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

*Planning and Development*

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

2. The site plan shall be revised to depict the provision of three additional handicap accessible parking spaces that are in conformance with Section 19A.10.010(G) of the Las Vegas Zoning Code.

3. The landscape plan shall be amended to be in conformance with the Urban Design Guidelines and Standards as follows: The landscape planters along both Jones Boulevard and Rancho Drive shall portray minimum 24-inch box trees spaced 20 feet on-center with a minimum of four 5-gallon shrubs planted in addition to each tree. In addition, the side property lines (north and south) shall be amended to indicate minimum 24-inch box trees planted 30 feet on-center with a minimum of four 5-gallon shrubs planted in addition to each tree.

4. The building elevations shall be revised to depict the addition of contrasting colors and architectural elements to the rear (north) and side (west) elevations.

**Quinn -  
APPROVED, SUBJECT TO CONDITIONS  
Unanimous**

JOEL McCULLOCH, Planning & Development Department, stated that staff finds that the proposed site plan depicts an orderly placement of buildings and parking areas. However, the proposed site plan is deficient in the required amount of handicapped parking spaces. Therefore, staff recommended a condition that requires submittal of a revised site plan depicting five handicapped parking spaces. In addition, the landscape plan depicts wider spacing of trees than is normally allowed under the Urban Design Guidelines. Staff also recommended a condition requiring a revised landscape plan depicting compliance with the required spacing. Staff recommended approval.

JACK LINDELL, 7630 West Eldora Avenue, appeared on behalf of the applicant, JOSE MEYER, who was also present.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item B-35 for related discussion.

**To be heard by the City Council on October 3, 2001.**

(10:34 - 10:43) 3 - 2756

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 121

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**SD-0049-01 - AMERCO REAL ESTATE  
COMPANY ON BEHALF OF JOSE MEYER**

**APPROVED, SUBJECT TO CONDITIONS**

5. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]

7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

10. All City Code requirements and design standards of all City departments must be satisfied.

**Public Works**

11. Construct all incomplete half-street improvements on Rancho Drive adjacent to this site concurrent with development of this site. Also, construct full-width alley improvements adjacent to the south edge of this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. (Public Works)

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 122

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**SD-0049-01 - AMERCO REAL ESTATE  
COMPANY ON BEHALF OF JOSE MEYER**

**APPROVED, SUBJECT TO CONDITIONS**

12. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. (Public Works)

13. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. Also, the proposed driveway accessing Rancho Drive shall receive approval from the Nevada Department of Transportation. (Public Works)

14. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 123

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**SD-0049-01 - AMERCO REAL ESTATE  
COMPANY ON BEHALF OF JOSE MEYER**

approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works. (Public Works)

15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer. (Public Works)

APPROVED, SUBJECT TO CONDITIONS

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 124

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**SD-0049-01 - AMERCO REAL ESTATE  
COMPANY ON BEHALF OF JOSE MEYER**

16. Landscape and maintain all unimproved rights-of-way on Rancho Drive adjacent to this site. (Public Works)

17. Submit an application for an Occupancy Permit for all landscaping and private improvements in the Rancho Drive and Jones Boulevard public right-of-way adjacent to this site prior to the issuance of any permits. (Public Works)

APPROVED, SUBJECT TO CONDITIONS

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 125

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**B-37.**

**Z-0095-98(5) - CONQUISTADOR PLAZA, LIMITED LIABILITY COMPANY**

Request for a Site Development Plan Review and a Waiver to the one-story height limitation FOR A PROPOSED 65,700 SQUARE FOOT OFFICE COMPLEX on a portion of 8.8 acres on the northwest corner of Cheyenne Avenue and Conquistador Street (APN: 138-07-411-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

NOTICES MAILED 92

APPROVALS 0

PROTESTS 2 {Within Notification}

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. This approval constitutes approval of the waiver request to the one-story height limitation for this project.
3. The remainder of this site shall be limited to one-story in height with a maximum lot coverage of an additional 13 percent.
4. Submit a revised site plan that depicts compliance to Title 19A with regard to access aisles for the handicap parking spaces.
5. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

**Truesdell -  
APPROVED, SUBJECT TO CONDITIONS  
Motion carried with Goynes voting NO**

JOEL McCULLOCH, Planning & Development Department, noted that on March 8, 1999 the City Council approved the rezoning to Planned Development on this 10-acre site within the Lone Mountain Master Plan. The northern half of the parcel was approved at Multi-Family Medium and the southern half at Neighborhood Commercial. In May of 1999 the City Council denied a request for a Review of Condition that would have allowed a two-story office building on the southern portion of the property adjacent to Cheyenne Avenue. In February 16, 2000 the City Council approved a modification to the Lone Mountain Master Plan to designate the northern half of the subject parcel as Neighborhood Commercial. Currently, the entire property is designated as Neighborhood Commercial.

Staff finds the Site Plan provides an orderly layout that is adequately accessed from adjacent streets. However, staff notes that the handicapped parking on the site is improperly drawn on the plans in regards to Section 19A.10.0010(G) requirements that handicapped parking spaces be at least nine feet wide plus an adjacent access aisle on each side, and that one in every eight handicapped spaces be served by an access aisle at least eight feet wide and shall be designated van accessible. Therefore, staff recommends a condition requiring the site plan to be revised to indicate proper handicap parking space standards. In addition, the Lone Mountain Master Plan stipulates that a Neighborhood Commercial, a maximum lot coverage of 30% is allowed. This 8.8-acre site will have lot coverage with this application of 0.17 or 17%. Staff recommended a condition that allows only an additional lot coverage of 13% on the remainder of the site.

The proposed elevations depict two story structures with an attractive design. However, the Lone Mountain Master Plan does not allow two-story structures in Neighborhood Commercial land use category. The applicant has requested a waiver to the one story limitation, which in this case staff finds the request warranted. Two story apartment buildings were allowable on the parcel of land on which this proposal is based, when the land use designation was multi-family medium. In addition, the parcel directly to the west has been approved for a two-story convalescent care facility.

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 126

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**Z-0095-98(5) - CONQUISTADOR PLAZA, LIMITED LIABILITY COMPANY**

6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]

7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

11. All City Code requirements and design standards of all City departments must be satisfied.

**Public Works**

12. If not already in place, extend the existing sewer line in Atwood Avenue to the west side of this site concurrent with development of this site and extend public sewer along Conquistador Street to service the commercial portion of this site as required by the Department of Public Works.

The proposed offices are approximately 600 feet away from the single family homes that are located across Cheyenne Avenue to the south and should in no way impede the views or sight lines of those residents. However, staff does recommend a condition that requires the future development of this site on the southern portion of the property to be one story in height. Staff does recommend approval of this Site Plan Review.

MARK SCHNIPPEL, 2685 South Rainbow Boulevard, concurred with staff's conditions.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

CHAIRMAN GALATI clarified with MR. McCULLOCH that the zoning did not expire on this property. A Final Map was recorded on the property. MR. SCHNIPPEL added that all of the off-sites have been completed at Conquistador Street and Cheyenne Avenue. The architectural plans are ready to be submitted. MR. SCHNIPPEL further clarified that there six single story office pads will be developed in the front as an office park. The rear will have two-story office buildings.

CHAIRMAN GALATI commented that at one time this site was to remain all single-story. He asked where the pads would sit in relationship to the natural grade of the rear office buildings. MR. SCHNIPPEL replied that the property slopes east to west, but is not certain what the pad elevations are at this point. DAPHNEE LEGARZA, Public Works, indicated that she also does not know how high the pads are, but that Public Works is requiring a drainage study update that would address that. MR. SCHNIPPEL replied that the drainage study has been submitted and approved, as well as the traffic study.

CHAIRMAN GALATI expressed concern about the height, especially because he received numerous calls and letters regarding this site and keeping it single-story. MR. SCHNIPPEL reiterated that the front buildings would remain single story and will do exactly what was agreed when he met with the adjacent homeowners and COUNCILMAN BROWN. The only difference is that the original site plan showed two-story office in the back as being one building.

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 127

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**Z-0095-98(5) - CONQUISTADOR PLAZA,  
LIMITED LIABILITY COMPANY**

13. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

14. An update to the previously approved Traffic Impact Analyses must be approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analyses prior to occupancy of the site.

15. An update to the approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study.

16. Site development to comply with all previous conditions of approval for Zoning Reclassification Z-0095-98 and all other subsequent site-related actions.

APPROVED

To be heard by the City Council on September 19, 2001.

(10:43 - 10:53) 3 – 3253/4-1

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 128

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**B-38.**

**Z-0024-99(33) - SOUTHWEST DESERT  
EQUITIES, LIMITED LIABILITY COMPANY ON  
BEHALF OF PACIFIC PROPERTIES**

Request for a Site Development Plan Review FOR A PROPOSED 371-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 21.24 acres located north of Alexander Road and west of the Future Beltway (APN: 137-01-401-003, 004, 011, and 012), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

NOTICES MAILED 46

APPROVALS 0

PROTESTS 0  
1 [Speaker at Meeting]

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. Submit a revised site plan for approval of the Planning and Development staff that depicts the required cross-section of the trail alignment along the southern portion of the property and depicts pedestrian access to the beltway trail.
4. Construct the trail along the southern portion of the property prior to 75% of the subdivision being completed.
5. Submit a revised site plan depicting at least one additional recreational opportunity on the northern portion of the site and depicting 13 handicap parking spaces with proper access aisles.

Quinn -

**ABEYANCE TO SEPTEMBER 20, 2001 PLANNING COMMISSION MEETING.**

**Motion carried with Buckley and Truesdell abstaining because their client is negotiating with this property developer in that area for a multi-family dwelling development.**

JOEL McCULLOCH, Planning & Development Department, explained that the proposed site plan depicts an orderly arrangement of buildings and parking areas. Staff notes that only one recreational facility depicted for this entire 20-acre multi-family site and therefore recommends a condition that requires an additional community recreational facility on the north end of the site. In addition, staff recommended conditions with regard to handicap parking and pedestrian access to the Beltway Trail. Staff recommended approval.

MARK JONES, Southwest Engineering, stated that the project is within the Lone Mountain West Master Plan and it complies with that plan. He concurred with staff's recommendations, but he indicated that there are several legal hardships. He addressed Condition #3 and stated that they have allowed for 30 feet from the back of curb to the right-of-way for the trail system. However, they do not know what that trail system is. He requested, as per AB63, that the City accept ownership and assume maintenance of that parcel, as well for the trail system that is being requested.

In addressing Condition #5, MR. JONES pointed out that in addition to providing the trail access on their property, they also have a park impact fee equal to \$50.00 per unit, in addition to the normal park impact fee for being within the Lone Mountain West Master Plan. They have over 40 feet of slope within this project, making it difficult to plan the site. Additionally, they have more than twice the recommended amount of open space for this project.

Regarding Condition #10, MR. JONES indicated that they could not provide that condition because they do not own the parcel across from their property and they would be willing to provide a turn around. They have also worked out details with the fire department to provide an emergency access. They would be happy to post a "not an outlet" sign.

CHAIRMAN GALATI commented that he is not comfortable with the changes to the conditions discussed by MR. JONES because he is not certain they could be addressed at this time.

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 129

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**Z-0024-99(33) - SOUTHWEST DESERT  
EQUITIES, LIMITED LIABILITY COMPANY ON  
BEHALF OF PACIFIC PROPERTIES**

6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

7 Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet.

8. All mechanical structures shall be screened from public view.

**Public Works**

9. Dedicate 40 feet of right-of-way adjacent to this site for Alexander Road and appropriate right-of-way for the future bridge embankment crossing the Beltway, dedicate 30 feet for Hickam Avenue including the portion of the cul-de-sac bulb not already dedicated prior to the issuance of any permits. Coordinate with the Clark County Department of Public Works to determine what additional rights-of-way may be needed for possible bridge embankments for the overpass of Alexander Road, and provide written documentation from Clark County identifying such rights-of-way, or lack thereof, prior to the issuance of any permits.

10. Construct half-street improvements including appropriate overpaving, if legally able, on Alexander Road and Hickam Avenue adjacent to this site concurrent with development of this site. Also, if legally able, construct the full radius of the cul-de-sac bulb for the termination of Hickam Avenue concurrent with the development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.

ROBERT GENZER, Director, Planning & Development Department, agreed stating that he is not prepared to respond to any of MR. JONES' concerns. The changes requested are too extensive. He is concerned especially about the reference to AB63, which a determination has not been made by staff. MR. JONES rebutted that he is following procedure by requesting on the record that the City accept ownership and maintain the trail. MR. GENZER reiterated that he could not give him an answer as to whether or not staff can accept that request.

MR. JONES asked for clarification as to where the access points to the beltway for pedestrian access are to be located. COMMISSIONER EVANS suggested that the applicant be given an opportunity to work with staff to resolve the changes to the conditions.

CHAIRMAN GALATI asked MR. McCULLOCH what staff is looking for when they require for an additional recreational opportunity. MR. McCULLOCH replied that staff believes that a multi-community of this size should have a secondary pool area or another type of recreational amenity on the northern end of the site. There is a considerable distance from the northern to the southern end if someone wanted to go to the swimming pool.

COMMISSIONER QUINN suggested that the item either be approved or held in abeyance so that the applicant could work with staff to resolve these issues. In fact, after additional discussion, the recommendation was made to hold the item in abeyance.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19<sup>th</sup> Street, stated that he objects to a block wall along the trail system.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item B-39 and B-40 for related discussion.

**To be heard by the Planning Commission on  
September 20, 2001.**

(10:53 - 11:07) 4 - 100

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 130

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**Z-0024-99(33) - SOUTHWEST DESERT  
EQUITIES, LIMITED LIABILITY COMPANY ON  
BEHALF OF PACIFIC PROPERTIES**

11. If not already constructed at time of development, extend public sewer in Alexander Road to the west edge of this site to a location and depth acceptable to the City Engineer.

12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

13. Gated access drives shall be designed, located and constructed in accordance with Standard Drawing #222a.

14. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

15. An update to the master Traffic Impact Analysis for the Lone Mountain West Planned Development must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved

ABEYANCE TO SEPTEMBER 20, 2001 PLANNING COMMISSION MEETING

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 131

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**Z-0024-99(33) - SOUTHWEST DESERT  
EQUITIES, LIMITED LIABILITY COMPANY ON  
BEHALF OF PACIFIC PROPERTIES**

Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

16. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.

17. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-23-99, the required update to the master Traffic Impact Analysis, and all other site-related actions.

ABEYANCE TO SEPTEMBER 20, 2001 PLANNING COMMISSION MEETING

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 132

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**B-39.**

**VAC-0023-01 - SOUTHWEST DESERT  
EQUITIES, LIMITED LIABILITY COMPANY**

Petition to vacate a public sewer easement generally located adjacent to the west side of the Las Vegas Beltway, six hundred ninety feet north of Alexander Road, Ward 4 (Brown).

NOTICES MAILED 1

APPROVALS 0

PROTESTS 0  
1 [Speaker at Meeting]

STAFF RECOMMENDATION: APPROVAL,  
subject to:

1. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required. *(Planning and Development Department)*

2. All development shall be in conformance with code requirements and design standards of all City Departments. *(Planning and Development Department)*

3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation. *(Public Works Department)*

4. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #3 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-

Quinn -

**ABEYANCE TO SEPTEMBER 20, 2001 PLANNING COMMISSION MEETING.**

**Motion carried with Buckley and Truesdell abstaining because their client is negotiating with this property developer in that area for a multi-family dwelling development.**

LAURA MARTIN, Planning & Development Department, noted that staff finds the subject public sewer easement is an artifact of earlier plans to extend public sewer beneath the proposed City-Wide Beltway adjacent to this site. However, as the Lone Mountain West Planned Development has proceeded, the public sewer access pans have changed, and this alignment is no longer necessary. Therefore, staff recommended approval of this petition of vacation.

MARK JONES, Southwest Engineering, was present.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item B-38 and B-40 for related discussion.

**To be heard by the Planning Commission on  
September 20, 2001.**

(10:53 - 11:07) 4 - 100

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 133

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**VAC-0023-01 - SOUTHWEST DESERT  
EQUITIES, LIMITED LIABILITY COMPANY**

foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.  
*(Public Works Department)*

15. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.  
*(Planning and Development Department)*

**ABEYANCE TO SEPTEMBER 20, 2001 PLANNING  
COMMISSION MEETING**

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 134

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**B-40.**

**VAC-0024-01 - SOUTHWEST DESERT  
EQUITIES, LIMITED LIABILITY COMPANY**

Petition to vacate a portion of Hickam Street generally located west of the Las Vegas Beltway, Ward 4 (Brown).

NOTICES MAILED 2

APPROVALS 0

PROTESTS 0  
1 [Speaker at Meeting]

STAFF RECOMMENDATION: APPROVAL,  
subject to:

1. This Petition of Vacation shall be amended to retain those portions of Hickam Street on the north edge of this site, necessary to complete a cul-de-sac on Hickam Street. (Public Works Department)

2. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the

Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Plan for Z-24-99(33) may used to fulfill this condition. (Public Works Department)

3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required. (Planning and Development Department)

4. All development shall be in conformance with code requirements and design standards of all City Departments. (Planning and Development Department)

Quinn -

**ABEYANCE TO SEPTEMBER 20, 2001 PLANNING COMMISSION MEETING.**

**Motion carried with Buckley and Truesdell abstaining because their client is negotiating with this property developer in that area for a multi-family dwelling development.**

LAURA MARTIN, Planning & Development Department, stated that staff finds the requested vacation of a portion of Hickam Avenue will not eliminate public access to any abutting parcels. Hickam Street will not cross the beltway, so it must be terminated or redirected. Staff recommended approval.

MARK JONES, Southwest Engineering, was present.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item B-38 and B-39 for related discussion.

**To be heard by the Planning Commission on  
September 20, 2001.**

(10:53 - 11:07) 4 - 100

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 135

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**VAC-0024-01 - SOUTHWEST DESERT  
EQUITIES, LIMITED LIABILITY COMPANY**

5. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation. (Public Works Department)

6. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #5 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained. (Public Works Department)

7. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted. (Planning and Development Department)

**ABEYANCE TO SEPTEMBER 20, 2001 PLANNING  
COMMISSION MEETING**

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 136

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**B-41.**

**Z-0023-01(1) - GRAND TETON & EL CAPITAN,  
LIMITED LIABILITY COMPANY ON BEHALF OF  
D.R. HORTON, INC.**

Request for a Site Development Plan Review FOR A PROPOSED 103-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 17.24 acres on the northwest corner of El Capitan Way and Grand Teton Drive (portion of APN: 125-08-401-003), R-E (Residence Estates) Zone under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units Per Acre), Ward 6 (Mack).

NOTICES MAILED 773

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL,  
subject to:

*Planning and Development*

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

3. The setbacks for this development shall be 18 feet in the front, five feet on the side, 10 feet on a corner side yard, and 15 feet in the rear.

4. Streetscape landscaping shall meet the requirements of the Las Vegas Urban Design Guidelines and Standards in regards to tree and shrub size (minimum 24-inch box trees and 5-gallon shrubs), and all trees provided within the open space area to be minimum 24-inch box trees.

Quinn -

**APPROVED, SUBJECT TO CONDITIONS**

**Motion carried with Buckley and Truesdell not voting**

JOEL McCULLOCH, Planning & Development Department, explained that staff finds that the submitted site plan does present an orderly layout of lots and street networks. Staff notes that the proposed density of 5.97 dwelling units is within the parameters of the R-PD6 Zoning District. Therefore, staff recommended approval.

LOUIS PALOR, CVL Consultants, 628 South Valley View Boulevard, appeared on behalf of the applicant and concurred with staff's conditions.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19<sup>th</sup> Street, asked whether a trail runs along Ackerman Avenue or whether there will be a wall along that area. He opposes walls along that trail. Additionally, the homes are too close together. MR. PALOR replied that the walls are part of the conditions of approval.

CHAIRMAN GALATI declared the Public Hearing closed.

There was no further discussion.

**To be heard by the City Council on October 3, 2001.**

(11:07 – 11:08) 4 - 465

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 137

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**Z-0023-01(1) - GRAND TETON & EL CAPITAN,  
LIMITED LIABILITY COMPANY ON BEHALF OF  
D.R. HORTON, INC.**

APPROVED, SUBJECT TO CONDITIONS

5. The applicant shall have constructed a six-foot high decorative block wall, with at least 20 percent contrasting materials, along the street frontages. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.

7. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

8. All City Code requirements and design standards of all City departments must be satisfied.

**Public Works**

9. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access drives, if proposed, shall be designed, located, and constructed in accordance with Standard Drawing #222a.

10. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

11. A Master Streetlight Plan for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

AGENDA & MINUTES

Page 138

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**Z-0023-01(1) - GRAND TETON & EL CAPITAN,  
LIMITED LIABILITY COMPANY ON BEHALF OF  
D.R. HORTON, INC.**

12. A Homeowner's Association shall be established to maintain all perimeter walls, landscaping, private drives and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

13. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-23-01 on this same agenda; and all other site-related actions.

14. The final layout of this site shall be determined with the Tentative Map.

APPROVED, SUBJECT TO CONDITIONS

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 139

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**B-42.**

**MSH-0003-01 - CITY OF LAS VEGAS**

Request to Amend the Master Plan of Streets and Highways to realign Deer Springs Way between the Conough Street alignment and the realigned Buffalo Drive (also known as Rome Boulevard alignment), Ward 6 (Mack).

NOTICES MAILED 1

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL,  
subject to:

Public Works

1. Upon development, additional rights-of-way for dedicated right turn lanes, dual left turn lanes, and/or appropriate transition elements shall be required at the discretion of the Traffic Engineer.

2. City Staff is empowered to modify this application, if necessary, because of technical concerns or because of other related review actions as long as current City of Las Vegas requirements are still complied with and the intent of the submitted Master Plan of Streets and Highways is not changed.

**Truesdell -  
APPROVED, SUBJECT TO STAFF'S CONDITIONS.  
Unanimous**

COMMISSIONER GALATI disclosed that his mother owns a house within the notification area, but does not believe that that would create a conflict for his to vote on this item.

LAURA MARTIN, Planning & Development Department, stated that the City of Las Vegas is requesting to amend the Master Plan of Street and Highways to realign Deer Springs Way between the Conough Street alignment and the realigned Buffalo Drive. According to a memorandum from the Department of Public Works this realignment will facilitate the development of the City's Deer Springs Park project currently being planned for this location, and will help divert traffic and storm water run-off from entering the rural residential neighborhood along Deer Springs Way to the east. The realigned Deer Springs Way will be an 80-foot wide right-of-way classified as a minor arterial, and it will intersect Buffalo Drive to form the fourth leg of the intersection of the John Herbert Drive, which is also designed to meet minor arterial standards. This arrangement will provide an additional arterial for neighborhood access to the commercial properties along the Town Center loop road, thus relieving the existing local streets from potential cut-through traffic when those commercial properties develop. Staff recommended approval.

DAVID ROARK, Manager, Real Estate and Asset Management, appeared on behalf of the City.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See B-5 and B-6 for related discussion,

**To be heard by the City Council on September 19, 2001.**

(6:30 - 6:41) 1 - 1012

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

AGENDA & MINUTES

Page 140

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

C.

## NON-PUBLIC HEARING ITEMS:

C-1.

### ABEYANCE - SD-0045-01 - JAMES AND BEVERLY ROGERS, ET AL ON BEHALF OF SUNBELT COMMUNICATIONS

Request for a Site Development Plan Review and a Reduction in the Required Perimeter Landscaping Requirements FOR A PROPOSED 22,500 SQUARE FOOT AUTO STORAGE BUILDING on 3.31 acres at 1608 East Gragson Avenue (APN: 139-26-201-018), C-V (Civic) Zone, Ward 5 (Weekly).

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

#### Planning and Development

1. Submit a landscape plan to provide eight foot wide landscape planters on the east and west sides of the building, commencing at Gragson Avenue, planted with 24-inch box trees spaced thirty feet on center with shrubs and ground cover that meet the requirements of the Las Vegas Urban Design Guidelines and Standards.

2. Submit revised building elevations depicting architectural façade treatments for review by Planning and Development staff.

3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

4. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

Truesdell -  
APPROVED, SUBJECT TO STAFF'S CONDITIONS.  
Unanimous

LAURA MARTIN, Planning & Development Department, stated that the site is currently with three existing buildings. The Golden Globe Gym is located at the west end of the site. The existing auto repair garage and antique automobile museum toward the east end of the site. The applicant proposes to add a 22,500 square foot auto storage building that would house antique automobiles for restoration and repairs. Access to the proposed storage facility will be from Gragson Avenue and a 24-foot wide fire department access road located to the south. The landscape plan indicates five-foot wide landscaping island along Gragson Avenue only. The metal storage building is a considerable addition to the site and staff finds the additional landscaping is necessary to soften the impact of the structure. Staff recommended a condition to provide eight-foot wide landscape planters on the east and west sides of the proposed building with 24-inch box trees planted 30-feet on center with shrubs and groundcover that meet the requirements of the Las Vegas Urban Design Standards and Guidelines. The submitted building elevations will replicate the existing ivory and red antique automobile museum metal structure, which staff finds creates an unbroken and solid appearance. Staff finds, if the incorporation of a condition to add architectural façade treatments to break down the solid metal appearance, the metal storage building will be appropriate for this site and the surrounding area. Therefore, staff recommended approval.

ARON HAGGERT, Summit Engineering, and JACK HODGE Sunbelt Communications, were present. MR. HAGGERT concurred with Planning's conditions, but expressed concern about Public Works' conditions. He asked for clarification of Condition #10 requesting a five-foot dedication. DAPHNEE LEGARZA, Public Works, replied that the minimum radius requirement would be 15 feet and since they only have a 10-foot radius, they only have to dedicate five feet.

MR. HAGGERT expressed concern about Condition #11, which requests construction of half-street improvements. The project will be done in different phases, with Phase One being the construction of the 22,500 square foot auto storage building.

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 141

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**ABEYANCE - SD-0045-01 - JAMES AND BEVERLY ROGERS, ET AL ON BEHALF OF SUNBELT COMMUNICATIONS**

5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]

6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

9. All City Code requirements and design standards of all City departments must be satisfied.

**Public Works**

10. Dedicate an additional 5 feet of right-of-way for a total radius of 15 feet on the southeast corner of Gragson Avenue and Fantasy Lane prior to the issuance of any permits.

11. Construct all incomplete half-street improvements, including appropriate overpaving, on Gragson Avenue and Fantasy Lane adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

CHAIRMAN GALATI asked how this would affect the offsite improvements. MR. HAGGERT explained that Golden Glove Gym is being used on a daily basis and construction of the full half-street improvements on that street would close access to the gym. Additionally, they are undecided as to what to do with that portion of the site at this time. They would like to wait to do improvements on Gragson Avenue and Fantasy Lane until such time they decide what will be done with that property.

MR. HODGE pointed out that the gym is leased back to the Fraternal Order of the Police Department for a period of 20 years. Therefore, they probably cannot do anything on that particular parcel for a considerable amount of time.

COMMISSIONER McSWAIN asked whether it would be possible to stub the utilities into the property for future use. MR. HODGE replied that they have already stubbed the utilities to the piece of property that is part of Phase One.

CHAIRMAN GALATI asked Public Works staff if the condition could be changed to state that the half-street improvements, including appropriate overpaving on Gragson Avenue and Fantasy Lane will be constructed in conjunction with the phased development of the project. MS. LEGARZA replied that because it is one entire legal parcel, it is Public Works' policy to require half-street improvements adjacent to the entire legal parcel. However, the Planning Commission has discretion to add that verbage.

MR. HAGGERT stated that if they can phase the construction project and build the auto storage building, they would be willing to come back in a couple years to present what is proposed for the other site. At that time, if the area has developed in a way that the improvements are required, they will provide the improvements.

COMMISSIONER TRUESDELL asked if a condition be added that the street improvements be phased until the project is built. This would eliminate sowthoots once they start their work. MS. LEGARZA replied that her concern is how to track the other development and what would trigger that review.

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 142

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**ABEYANCE - SD-0045-01 - JAMES AND BEVERLY ROGERS, ET AL ON BEHALF OF SUNBELT COMMUNICATIONS**

12. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

13. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of

MR. HAGGERT reiterated that they would be happy to make whatever improvements are required at a future date. However, at this time it is not cost-effective for them to develop this particular piece of property if they have to improve every other property in the neighborhood. CHAIRMAN GALATI clarified that they would only be improving up to their property line.

COMMISSIONER BUCKLEY pointed out that it has been very rare that the Planning Commission has agreed to phase in half-street improvements and not supported Public Works' request. CHAIRMAN GALATI concurred and added that the Board has been consistent.

There was no further discussion.

### Final Action

(11:08 – 11:21) 4 - 550

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

AGENDA & MINUTES

Page 143

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**ABEYANCE - SD-0045-01 - JAMES AND  
BEVERLY ROGERS, ET AL ON BEHALF OF  
SUNBELT COMMUNICATIONS**

any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building.

APPROVED

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

AGENDA & MINUTES

Page 144

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**C-2.**

**Z-0108-94(3) - TRIUMPH PROPERTIES LIMITED LIABILITY COMPANY**

Request for a Review of Condition #2 on an approved Rezoning (Z-0108-94) TO ALLOW A FIVE FOOT SETBACK FOR THE PERIMETER BLOCK WALL WHERE TWENTY FEET WAS ORIGINALLY APPROVED at 751 North Tenaya Way (APN: 138-27-311-041), R-PD16 (Residential Planned Development - 16 Units Per Acre), Ward 2 (L.B. McDonald).

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Condition #2 shall be amended to read:  
If a wall is constructed along Tenaya Way, it shall be decorative and be set back a minimum of 6 feet for landscaping outside the wall.

2. Compliance with all other Conditions of Approval of the Rezoning (Z-0108-94) and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

Public Works

3. Meet with the Traffic Engineering Representative in Land Development for assistance in the redesign of the proposed gated access drives abutting Tenaya Way. Gated access drives shall meet the intent of Standard Drawing #222a, i.e. the proposed gates must be situated such that a vehicle denied access through the gates can turn around on site without backing out onto the public right-of-way. Comply with the recommendations of the Traffic Engineering Representative prior to the issuance of any permits. If the site plan cannot accommodate an acceptable gating plan, gates may not be allowed on this site.

**Truesdell - ABEYANCE TO SEPTEMBER 20, 2001 PLANNING COMMISSION MEETING.**

**Unanimous**

JOEL McCULLOCH, Planning and Development, stated that this Variance and related Item C-2, Z-0108-94(3), Review of Condition at 751 North Tenaya Way have been asked by the applicant that they be held in abeyance until the 9/20/01 Planning Commission meeting. The applicant needs additional time to revise their proposal.

CHAIRMAN GALATI declared the Public Hearing open.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

**To be heard by the Planning Commission on September 20, 2001.**

(6:07 - 6:09) 1 -159

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 145

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

D.

#### DIRECTOR'S BUSINESS ITEMS:

D-1.

#### TA-0024-01 - CITY OF LAS VEGAS

Request to Amend Title 19A.18.020 D 2 to reflect the adoption of Assembly Bill 179 by the Nevada State Legislature.

NOTICES MAILED N/A

#### STAFF RECOMMENDATION:

Title 19A.18.20(D)(2) shall read as follows:

a. In accordance with NRS 268.597 (a), when all the property owners of record of individual lots or parcels within the area to be annexed sign a petition requesting annexation, the City may proceed to adopt an ordinance annexing the land, provided the area meets the requirements established in NRS 268.580.

b. In accordance with NRS 268.597 (b), the City may proceed to adopt an ordinance to annex territory that on January 1, 2001 was undeveloped land and was bounded on at least 75% of its external boundaries by the existing corporate boundaries of the annexing city, if the governing body provides or will provide, within a reasonable period, municipal services provided by the governing body to any area of the city and the governing body does not, on or before October 1, 2001, enter into a cooperative agreement with the governing body of the governmental entity within whose boundaries the territory is located which provides for the cooperation of the parties to the agreement concerning issues of land use and boundaries of that territory.

c. In accordance with NRS 268.597 (c), the City may proceed to adopt an ordinance to annex territory that is undeveloped land and is bounded on at least 75% of its aggregate external boundaries by the existing corporate boundaries of the annexing city and for which the governing body has received a written statement from a governmental entity indicating that the governmental entity: Owns the territory; and does not object to the annexation of that territory by the governing body.

Truesdell -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**

**Unanimous**

JOEL McCULLOCH, Planning & Development Department, stated that this request will bring the City into compliance with Assembly Bill 179, which expanded the authority of a governing body of an incorporated city in a larger county to annex certain territory. This Bill allows the City to annex underdeveloped property that is surrounded by at least 75% existing City land. Staff recommended approval of this amendment.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

There was no further discussion.

**To be forwarded to the City Council in Ordinance form.**

(11:21 - 11:24) 4 - 1010)

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 146

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**D-2.**

**TA-0025-01 - CITY OF LAS VEGAS**

Discussion and possible recommendation to amend Title 19A.04.010 to add the land use category TIMESHARE CONDOMINIUM to the allowable land use table as a Special Use Permit in the R-5 (Apartment) Zone and the C-2 (General Commercial) Zone; also to amend Title 19A.04.050 to establish the criteria that must be met for approval of a Special Use Permit; also to amend 19A.10 to establish the parking requirements for a timeshare condominium; and to amend Title 19A.20 to establish a definition of timeshare condominium.

STAFF RECOMMENDATION: Staff recommends the following changes to Title 19A:

1. That timeshare condominium be added to the land use table under residential and lodging under permitted uses, and that an "S" be placed in the intersecting box for C-2.

2. That timeshare condominium be added to 19A.04.050 Special Use Permits as follows:

Timeshare Condominium [C-2]

1. No time share unit shall serve as a place of primary residence.

2. A minimum of 50 units is required.

3. No outside entrances to accessory uses (gift shop, restaurant, beauty shop, etc.) are allowed.

4. Conformance to all provisions of the C-2 (General Commercial) Zoning District.

3. Add to Title 19A.10.010(F) Table 1 Parking Requirements, Timeshare Condominium, and require parking at a rate of one parking space per unit plus 10 per 1,000 square feet for any accessory uses.

**Truesdell -  
APPROVED, SUBJECT TO STAFF'S CONDITIONS.  
Unanimous**

JOEL McCULLOCH, Planning & Development Department, explained that this amendment is to add Timeshare Condominium to the allowable use chart of the Zoning Code as a Special Use Permit in the C-2 Zoning District. Staff was originally proposing to allow this use in the R-5 Zoning District, but upon further review staff found that this type of business is more commercial in nature and should not be allowed in any Residential Zoning District. Therefore, staff recommended that this use only be allowed in the C-2 Zoning District with the following criteria for approval:

1. No Timeshare unit shall serve as a place of primary residence.
2. A minimum of 50 units is required.
3. No outside entrances to accessory uses, such as gift shops, restaurants, beauty shops, etc. are allowed.
4. Conformance to all provisions of the C-2 General Commercial Zoning District.

Additionally, the parking requirements for Timeshare Condominiums are to be at a rate of one parking space per unit, plus 10 per 1,000 square feet for any accessory uses. Staff requested that a definition of Timeshare Condominium be added to the definition section. Staff recommended approval.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

There was no further discussion.

**To be forwarded to the City Council in Ordinance form.**

(11:24 – 11:25) 4 - 1050)

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 147

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**TA-0025-01 - CITY OF LAS VEGAS**

4. Add the following definition to Title 19A.20.020: Timeshare Condominium – means an ownership or leasehold estate in property devoted to a time-share fee (tenants in common, time span ownership, interval ownership, or other form of ownership) or a time-share lease or estate. Exterior advertising and lighting for time-share condominiums in excess of the code requirements for residential developments shall not be permitted.

**APPROVED**

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 148

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**D-3.**

**TA-0026-01 - CITY OF LAS VEGAS**

Discussion and possible recommendation to amend Title 19A to provide a definition for LICENSED.

Staff recommends the following change to Title 19A:

1. Add to Title 19A.20.020 the following definitions:

Licensed (General) – means that a valid license has been issued by the licensing authority.

Licensed (Privileged) – means that all entitlements have been granted, the license has been applied for, but may or may not have been issued by the licensing authority.

**Truesdell -  
STRIKE FROM THE AGENDA  
Unanimous**

JOEL McCULLOCH, Planning & Development Department, stated that staff requested that this item be stricken from the agenda.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the public Hearing closed.

There was no further discussion.

(6:18 – 6:19) 1-572

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 149

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**D-4.**

**TA-0027-01 - CITY OF LAS VEGAS**

Discussion and possible recommendation to Amend Title 19A.18.060(C) to under certain circumstances not require a pre-application conference for a Special Use Permit.

**Truesdell -  
STRIKE FROM THE AGENDA  
Unanimous**

JOEL McCULLOCH, Planning & Development Department, stated that staff requested that this item be stricken from the agenda.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the public Hearing closed.

There was no further discussion.

(6:19 – 6:20) 1-595

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

AGENDA & MINUTES

Page 150

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

D-5.

**TA-0028-01 - CITY OF LAS VEGAS**

Discussion and possible recommendation to Amend Title 19A.10.010(K)(9) Wheel Stops/Curbing to amend the requirements contained therein.

Staff recommends the following change to Title 19A:

1. Concrete wheel stops or curbing at least six inches high and six inches wide shall be provided to prevent vehicles overhanging abutting sidewalks, properties or public rights-of-way, to protect landscaped areas and to protect adjacent properties. Such curbing shall be located at least three feet from any adjacent wall, fence, property line, walkway or structure where parking and or drive aisles are located. ***Alternatively, a seven (7) foot-wide sidewalk around the perimeter of a building will be allowed in lieu of wheel stops.***

Truesdell -  
**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**  
**Unanimous**

JOEL McCULLOCH, Planning & Development Department, indicated that this amendment is to add an option to the requirement for wheel stops. Staff recommended that the following be added to the Zoning Code:

**Alternatively, a seven (7) foot-wide sidewalk around the perimeter of a building will be allowed in lieu of wheel stops.**

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the public Hearing closed.

There was no further discussion.

**To be forwarded to the City Council in Ordinance form.**

(11:25 4-1146

# PLANNING COMMISSION

MEETING OF

AUGUST 23, 2001

*City of Las Vegas*

## AGENDA & MINUTES

Page 151

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**E.**

**CITIZENS PARTICIPATION:**

THE PLANNING COMMISSION CANNOT ACT UPON ITEMS RAISED UNDER THIS PORTION OF THE AGENDA UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

ADJOURNMENT:

/ac

TODD FARLOW, 240 North 19<sup>th</sup> Street, invited the Planning Commission to tour his neighborhood, which is on the borderline of becoming a slum. Once this was a beautiful area, but now there is a proliferation of liquor stores, used car lots, and the homeless. What happened to this area could happen in the newer areas of Las Vegas. There has to be a stop to granting liquor licenses.

(11:25 – 11:29) – 4-1270

There being no further business to come before the City Planning Commission, the meeting adjourned at 11:25 P. M.

PLANNING AND DEVELOPMENT DEPARTMENT

\_\_\_\_\_  
\_\_\_\_\_  
ANGELA CROLLI, DEPUTY CITY CLERK